(LOTS 22 & 23 PRICE CREEK UNR PH
COMM SW COR OF SW 1/4 OF NE 1/4,
FT, N 294.62 FT TO POB, E 283.92

SNIDER ANGEL BELINDA/SNIDER KELLEN GRAY
403 SE TEVIS AVE
LAKE CITY, FL 32025

2027

14-4S-17-08346-033

BUILDING CHARACTERISTICS

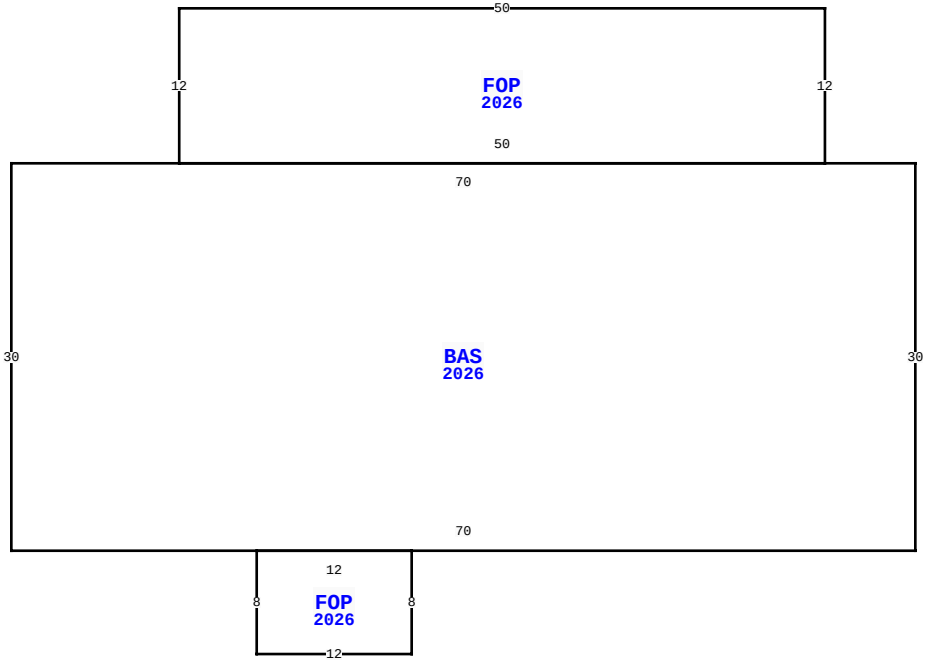
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2026	2,100	162,309
FOP	96	30	2026	29	2,241
FOP	600	30	2026	180	13,912
TOTALS	2,796			2,309	178,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,309	99.0855	77.29	178,463	2025	2025	0	0	0	0.00	100.00

1 SFR/BARNDO 100% - 2026 Heated Area: 2100 HX Base Yr 2026



403 SE TEVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,463
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,720
TOTAL MARKET VALUE		209,183
SOH/AGL Deduction		0
ASSESSED VALUE		209,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,772
TOTAL JUST VALUE		209,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049400	New Residential C	210,000	03/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2013	9/11/2023	WD	U	V	11	100
GRANTOR: SNIDER ANGEL BELINDA						
GRANTEE: SNIDER ANGEL BELIND						
1497/608	8/11/2023	WD	U	V	30	30,000
GRANTOR: HALL JUDITH E						
GRANTEE: SNIDER ANGEL BELIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W70 S30 E70 N30 $
FOP=[YR=2026;ORIG=13,-2] E50 S12 W50 N12 $
FOP=[YR=2026;ORIG=19,40] E12 S8 W12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,720							

REVIEW DATE 03/02/2026 BY robin Total Acres: 1.92 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 11/16/2026 BY SYS