

(A PART OF THIS PROP IS AKA AS L PRICE CREEK UNR PHASE 2 DESC AS) COR OF NW1/4 OF SE1/4, RUN W 82.

HALL JUDITH E
3543 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08350-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	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
BAS	2,528	100	
FCP	829	25	
FOP	14	30	
FOP	544	30	
FST	345	55	
TOTALS	4,260		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,092	107.6700	122.74	379,512	1968	1968	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2528 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		246,683	
TOTAL MARKET OB/XF VALUE		26,252	
TOTAL LAND VALUE - MARKET		63,360	
TOTAL MARKET VALUE		336,295	
SOH/AGL Deduction		157,795	
ASSESSED VALUE		178,500	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		77,089	
TOTAL JUST VALUE		336,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13945	POOL	100	04/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

EXTRA FEATURES		3543 SE COUNTY ROAD 245 , LAKE CITY															
L N	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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	28	44	1,232.00	UT	5.50	5.50	100	0	0	3	100	6,776	
4	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
6	0166	CONC, PAVMT	0	100	0	0	1,160.00	UT	1.50	1.50	100	1998	1998	3	100	1,740	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 FOP= W32 S17 E32 N17\$ S17 W28 FCP= W4 N17 W19 S39 E23 N22\$ S22 FST= W23 S15E23 N15\$ S18 E14 FOP= E7 N2 W7 S2\$ N2 E7 S2 E13 N3 E20 N54\$.	

LAND DESCRIPTION		TOTAL OB/XF 26,252																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.28	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,360							