(AKA PRCL #6 PRICE CREEK UNR PHA
COMM SW COR OF SW1/4 OF NE1/4, R
TO W R/W OF CR-245-A, RUN N 729.

KING KYLE LESTER/KING DANYELL MARIE
1776 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2027

14-4S-17-08353-000

BUILDING CHARACTERISTICS

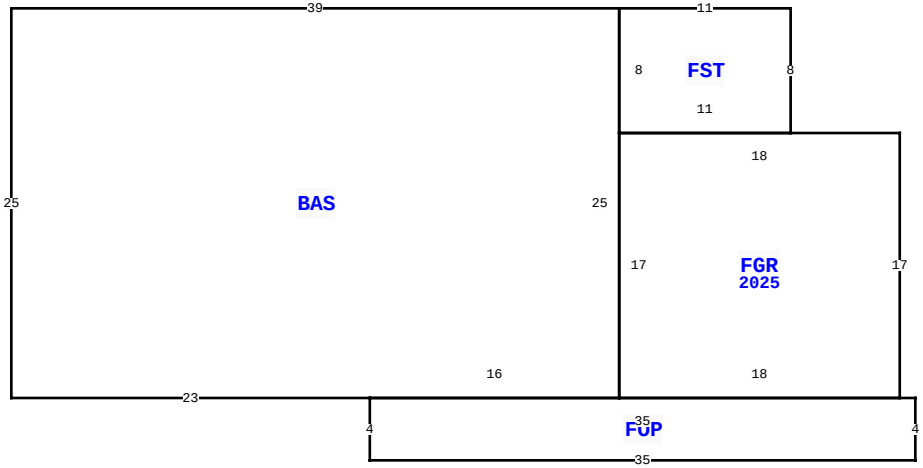
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	118,628
FGR	306	55	2025	168	20,441
FOP	140	30		42	5,110
FST	88	55		48	5,840
TOTALS	1,509			1,233	150,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	131.8860	145.07	178,871	1971	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2026 Heated Area: 975 HX Base Yr 2026



1776 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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
1	0210	GARAGE U	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,019
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		177,519
SOH/AGL Deduction		0
ASSESSED VALUE		177,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,108
TOTAL JUST VALUE		177,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1486	10/31/2024	WD	Q	I	01	229,000
GRANTOR: WILLIS AMBER						
GRANTEE: KING KYLE LESTER						
1332/0004	2/07/2017	WD	U	I	12	44,300
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: AMBER WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 S25 E23 E16 N25 $
FOP=[ORIG=-16,25] S4 E35 N4 W35 $
FST=[ORIG=11,8] N8 W11 S8 E11 $
FGR=[YR=2025;ORIG=0,8] E18 S17 W18 N17 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/04/2024 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS