

(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.

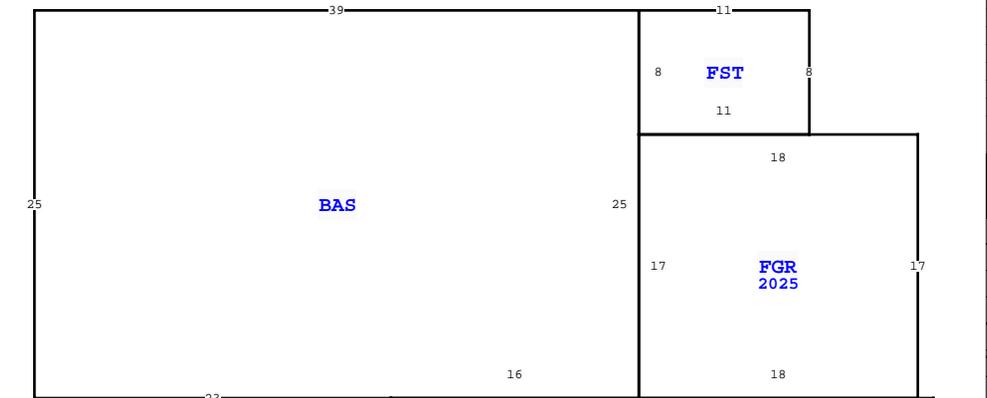
KING KYLE LESTER/KING DANYELL MARIE
 1776 SE COUNTY ROAD 245A
 LAKE CITY, FL 32025

2026

14-4S-17-08353-000


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 19 COMMON BRK 70 |
| Exterior Wall | 05 AVERAGE 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 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 |
| Architectural Units | 05 CONV 100 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| 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 | 150.35 | 185,382 | 1971 | 2010 | 0 | 0 | 16.13 | 83.87 |



| Quality | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| 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 | 122,946 |
| FGR | 306 | 55 | 2025 | 168 | 21,185 |
| FOP | 140 | 30 | | 42 | 5,296 |
| FST | 88 | 55 | | 48 | 6,053 |
| TOTALS | 1,509 | | | 1,233 | 155,480 |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0210 | GARAGE U | 0 | 100 | 0 | 1.00 | UT | 8,000.00 | 8,000.00 | 100 | 2025 | 2024 | | 100 | 8,000 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2025 | 2024 | | 100 | 1,500 | |

| TOTAL OB/XF | |
|-------------|--|
| 9,500 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |

| TOTAL OB/XF | |
|-------------|--|
| 9,500 | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 155,480 |
| TOTAL MARKET OB/XF VALUE | | | 9,500 |
| TOTAL LAND VALUE - MARKET | | | 18,000 |
| TOTAL MARKET VALUE | | | 182,980 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 182,980 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 131,569 |
| TOTAL JUST VALUE | | | 182,980 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 179,216 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| 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 \$ | |