LOT 1 PRICE CREEK LANDING.

749-790, 790-068, 792-2458, 948-

FONSECA KYLE MATTHEW
127 SE TOMCAT LN
LAKE CITY, FL 32025

2027

14-4S-17-08354-101

BUILDING CHARACTERISTICS

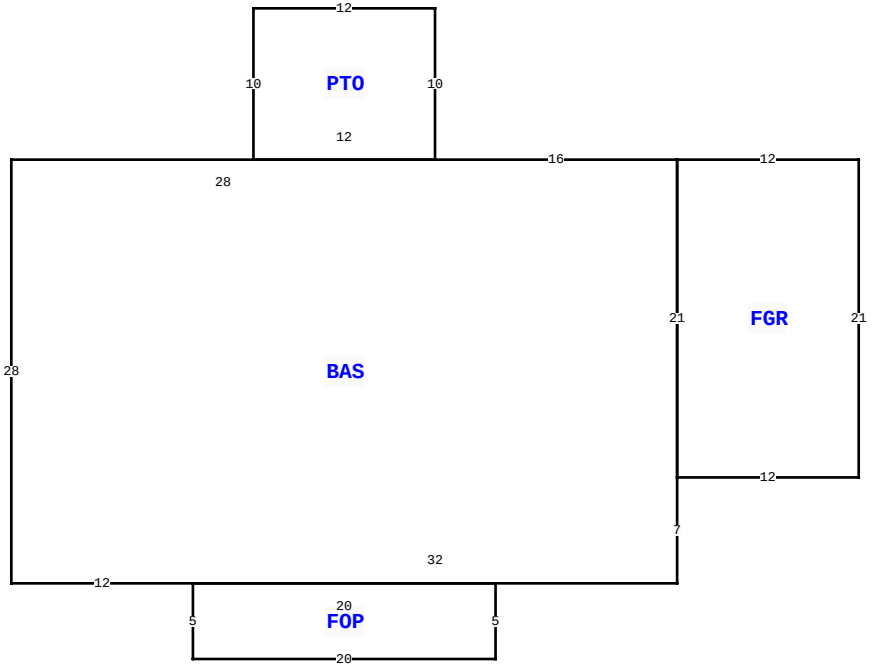
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	138,857
FGR	252	55		139	15,667
FOP	100	30		30	3,381
PTO	120	5		6	676
TOTALS	1,704			1,407	158,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	117.1040	128.81	181,236	2003	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026



127 SE TOMCAT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	158,582
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	183,502
SOH/AGL Deduction	0
ASSESSED VALUE	183,502
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	132,091
TOTAL JUST VALUE	183,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042969	Roof Replacement	9,398	10/15/2021
20818	SFR	231	06/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/118	10/17/2025	WD	Q	I	01	265,000
GRANTOR: GOLDEN SAMANTHA						
GRANTEE: FONSECA KYLE MATTHE						
1494/2690	7/10/2023	WD	Q	I	01	230,000
GRANTOR: GEAR HOMES LLC						
GRANTEE: GOLDEN SAMANTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W28 S28 E12 FOP= S5 E20 N5 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	2.00	2.00	100	2003	2003	3	100	1,920	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,920

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	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/13/2025 BY TP Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS