

LOT 1 PRICE CREEK LANDING.
749-790, 790-068, 792-2458, 948-

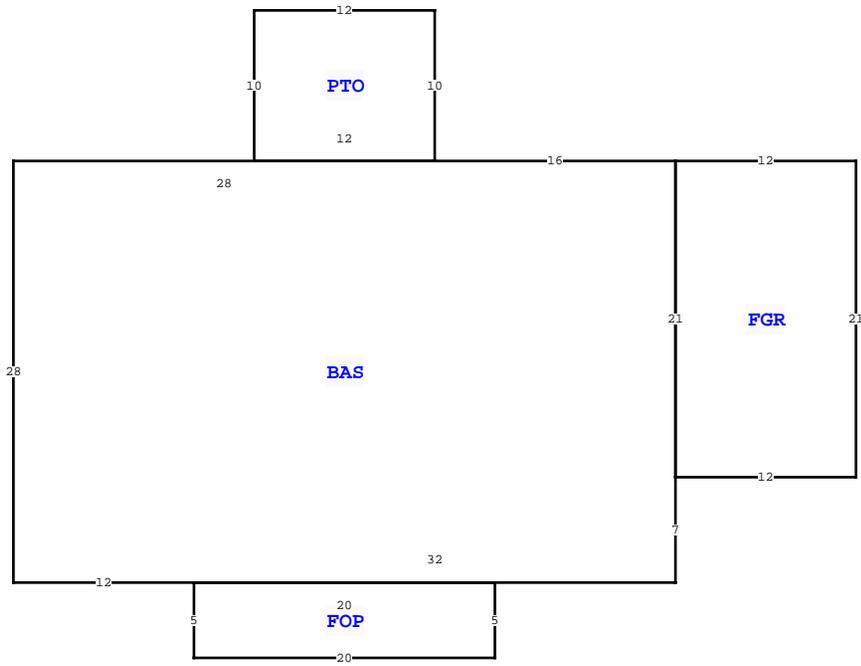
FONSECA KYLE MATTHEW
127 SE TOMCAT LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-101
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNPLK 80				
15	HARDTILE 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			02		
	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	141,390
FGR	252	55		139	15,952
FOP	100	30		30	3,443
PTO	120	5		6	689
TOTALS	1,704			1,407	161,474

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	131.16	184,542	2003	2015	0	0	12.50	87.50
1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,474	
TOTAL MARKET OB/XF VALUE		2,920	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		186,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		186,394	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		134,983	
TOTAL JUST VALUE		186,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,231	

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 MATTHEW						
1494/2690	7/10/2023	WD	Q	I	01	230,000
GRANTOR: GEAR HOMES LLC						
GRANTEE: GOLDEN SAMANTHA						

EXTRA FEATURES		127 SE TOMCAT LN, 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			2.00	100	2003	2003	3	100	1,920	
2	0169	FENCE/WOOD	0	100	0	0			0.00	100	2013	2013	3	100	1,000	

TOTAL OB/XF		2,920											

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,920																						
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	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							