LOT 4 PRICE CREEK LANDING.

ORB 790-068, 792-2458, 948-1257,

FORD WANDA R
203 SE TOMCAT LN
LAKE CITY, FL 32025

2027

14-4S-17-08354-104

BUILDING CHARACTERISTICS

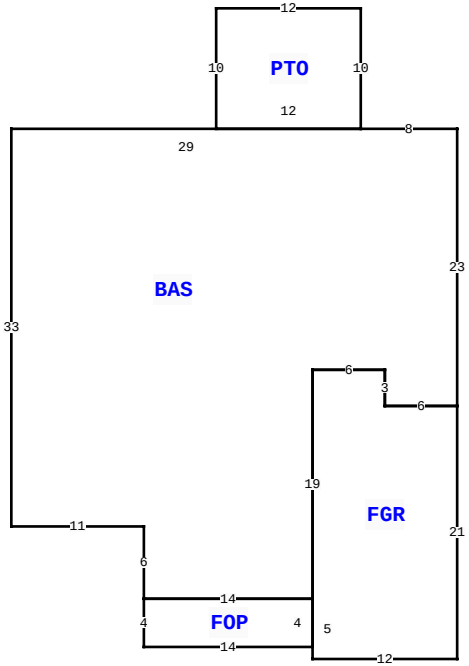
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,167	100		1,167	117,892
FGR	270	55		148	14,951
FOP	56	30		17	1,718
PTO	120	5		6	606
TOTALS	1,613			1,338	135,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	126.6720	139.34	186,437	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2009 Heated Area: 1167 HX Base Yr 2009



203 SE TOMCAT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	554.00	UT	2.00	2.00	100	2003	2003	3	100	1,108	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,167
TOTAL MARKET OB/XF VALUE	4,108
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	161,275
SOH/AGL Deduction	53,549
ASSESSED VALUE	107,726
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	56,315
TOTAL JUST VALUE	161,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052937	Roof Replacement	5,426	04/25/2025
20173	SFR	224	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/0422	7/23/2008	WD	Q	I		125,000
GRANTOR: APRIL M HOGUE						
GRANTEE: WANDA R FORD						
0966/1597	10/21/2002	WD	Q	V		12,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: APRIL M HOGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N10 W12 S10 E12$ W29 S33 E11 S6 FOP= S4 E14 N4 W14$ E14 FGR= S5 E12 N21 W6 N3 W6 S19$ N19 E6 S3 E6 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,108

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS