

LOT 9 PRICE CREEK LANDING.  
790-068, 792-2458, 952-1066, WD

LAMBERT JAMES/LAMBERT JACKSON  
261 SE YANKEE TER  
LAKE CITY, FL 32025

**2026**

14-4S-17-08354-109  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,152	100	
FOP	125	30	
TOTALS	1,277		
			1,190
			123,489

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,190	114.0360	127.72	151,987	2002	2010	0	0	18.75	81.25		
1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr													
BLD DATE											LGL DATE		
XF DATE											LAND DATE	05/08/2026	MLU
INC DATE											AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			123,489
TOTAL MARKET OB/XF VALUE			6,824
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			152,313
SOH/AGL Deduction			0
ASSESSED VALUE			152,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,313
TOTAL JUST VALUE			152,313
NCON VALUE			5,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047953	Roof Replacement	6,200	08/23/2023
19547	SFR	217	05/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/493	3/07/2025	WD	Q	I	01	225,000
GRANTOR: KEEN SHAWN						
GRANTEE: LAMBERT JAMES						
1492/1859	6/09/2023	WD	U	I	11	100
GRANTOR: SPRADLEY AMANDA M						
GRANTEE: KEEN SHAWN						

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	0166	CONC, PAVMT	0	0	0	0	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	2,000	
4	0040	BARN, POLE	0	0	30	24	720.00	UT	5.00	5.00	100	2026	2025		100	3,600	

TOTAL OB/XF													
6,824													
261 SE YANKEE TER, LAKE CITY													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S24 E12 FOP= S5 E25 N5 W25\$ E36 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000										