

LOT 16 PRICE CREEK LANDING.  
790-068, 792-2458, WD 1061-404,

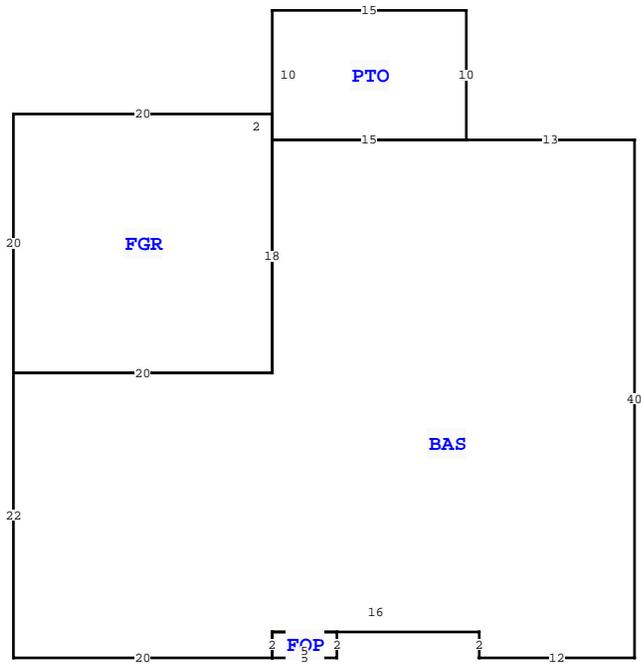
COUSINS SHEKOU/COUSINS JACINTH  
3003 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

14-4S-17-08354-116  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	15	HARDTILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories		0 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
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	1,528	100	
FGR	400	55	
FOP	10	30	
PTO	150	5	
TOTALS	2,088		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
				Heated Area: 1528				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			209,217
TOTAL MARKET OB/XF VALUE			7,989
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			239,206
SOH/AGL Deduction			34,221
ASSESSED VALUE			204,985
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			153,574
TOTAL JUST VALUE			239,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24658	SFR	489	06/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1581	11/30/2021	WD	Q	I	01	226,900
GRANTOR: ANDERSON JOHNNIE						
GRANTEE: COUSINS SHEKOU						
1351/0572	1/05/2018	WD	Q	I	01	135,000
GRANTOR: TAW WALLACE & DEBORAH						
GRANTEE: JOHNNIE & BARBARA A						

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	100	0	0	0		3.00	100	2006	2006	3	100	7,089	
2	0296	SHED METAL	0	100	0	0	0		0.00	100	2013	2013	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	0		0.00	100	2013	2013	3	100	300	
TOTALS													2,088	1,759	209,217	

3003 SE COUNTY ROAD 245, LAKE CITY

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

**BUILDING DIMENSIONS**  
BAS= W13 PTO= N10 W15 S10 E15\$ W15 FGR= N2 W20 S20 E20 N18\$ S18 W20 S22 E20 FOP= E5 N2 W5 S2\$ N2 E16 S2 E12 N40\$.

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000								