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

2027

14-4S-17-08354-116

BUILDING CHARACTERISTICS

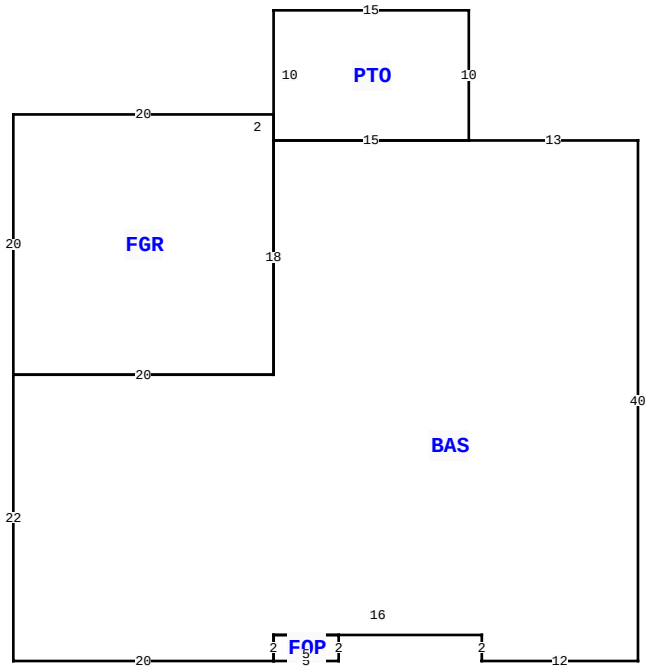
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100		1,528	175,367
FGR	400	55		220	25,249
FOP	10	30		3	344
PTO	150	5		8	919
TOTALS	2,088			1,759	201,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	128.8100	141.69	249,233	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1528 HX Base Yr 2022



3003 SE COUNTY ROAD 245 , 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	2,363.00	UT	3.00	3.00	100	2006	2006	3	100	7,089	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,879
TOTAL MARKET OB/XF VALUE		7,989
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		231,868
SOH/AGL Deduction		20,733
ASSESSED VALUE		211,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,724
TOTAL JUST VALUE		231,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,544

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						

BUILDING NOTES

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 7,989

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 12/07/2021 BY CP Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS