LOT 20 PRICE CREEK LANDING.

790-068, 792-2458, 926-511, 942-

ROBINSON SHEDEQUIA N
2925 SE COUNTY RD 245
LAKE CITY, FL 32025

2027

14-4S-17-08354-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	01	NONE 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

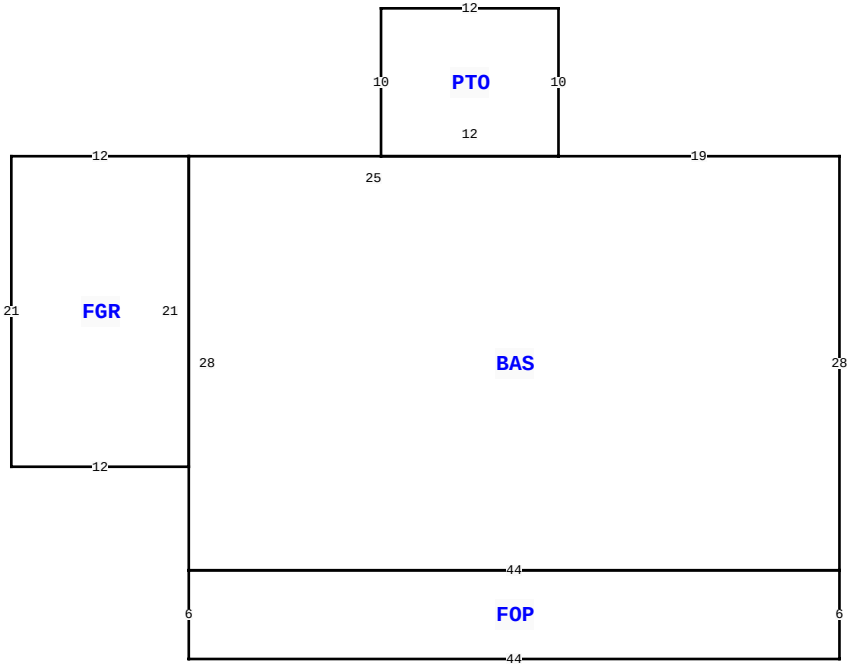
NEIGHBORHOOD/LOC 14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	104,997
FGR	252	55		139	11,846
FOP	264	30		79	6,733
PTO	120	5		6	512
TOTALS	1,868			1,456	124,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	110.6820	121.75	177,268	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2002 Heated Area: 1232 HX Base Yr 2002



2925 SE COUNTY ROAD 245 , LAKE CITY

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

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	1,128.00	UT	1.50	1.50	100	2001	2001	3	100	1,692	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,088
TOTAL MARKET OB/XF VALUE	2,792
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	148,880
SOH/AGL Deduction	43,976
ASSESSED VALUE	104,904
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	53,493
TOTAL JUST VALUE	148,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042515	Roof Replacement	12,000	08/10/2021
18422	SFR	232	06/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/2354	12/18/2001	WD	Q	I		77,900
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: SHEDEQUIA N ROBINSO						
0926/0511	5/10/2000	WD	Q	V		47,500
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: WIREGRASS HOMEBUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W12 S10 E12$ W25 FGR= W12 S21 E12 N21$ S28
FOP= S6 E44 N6 W44$ E44 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,792

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 04/18/2017 BY DF Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS