LOT 21 PRICE CREEK LANDING.
790-68, 792-2458, 926-511, 961-4

LECOUNTE SHANA VICTORIA
2903 SE COUNTY ROAD 235
LAKE CITY, FL 32025

2027

14-4S-17-08354-121

BUILDING CHARACTERISTICS

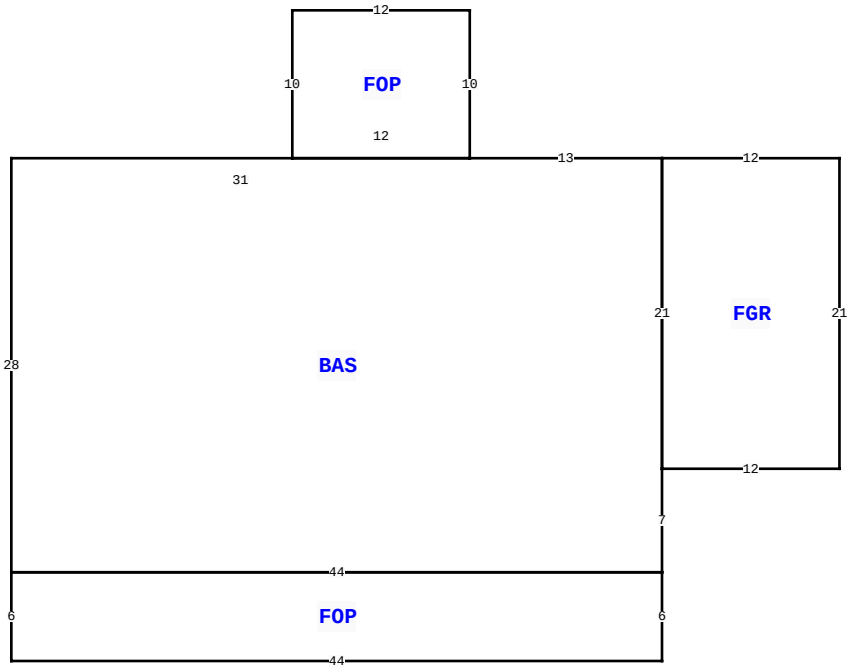
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	142,633
FGR	252	55		139	16,092
FOP	120	30		36	4,168
FOP	264	30		79	9,146
TOTALS	1,868			1,486	172,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	129.5400	142.49	211,740	2001	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1232 HX Base Yr 2024



2903 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	1,128.00	UT	1.50	1.50	100	2001	2001	3	100	1,692	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,039
TOTAL MARKET OB/XF VALUE		2,492
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		196,531
SOH/AGL Deduction		0
ASSESSED VALUE		196,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,120
TOTAL JUST VALUE		196,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27568	REMODEL	125	01/13/2009
18381	SFR	232	06/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1689	1/18/2025	QC	U	I	11	100
GRANTOR: ANDERSON JAMES						
GRANTEE: LECOUNTE SHANA VICT						
1514/454	7/30/2023	WD	U	I	11	100
GRANTOR: LECOUNTE SHANA VICTOR						
GRANTEE: LECOUNTE SHANA VICT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W31 S28 E44 N7 N21 $
FOP=[ORIG=-44,28] S6 E44 N6 W44 $
FGR=[ORIG=0,21] E12 N21 W12 S21 $
FOP=[ORIG=-13,0] N10 W12 S10 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,492

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 09/27/2023 BY ME Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS