LOT 23 PRICE CREEK LANDING.
790-68, 792-2458, 948-1257, WD 1

SANTOS KIMBERLY D
2847 SE CR 245
LAKE CITY, FL 32025

**2027**

**14-4S-17-08354-123**

## BUILDING CHARACTERISTICS

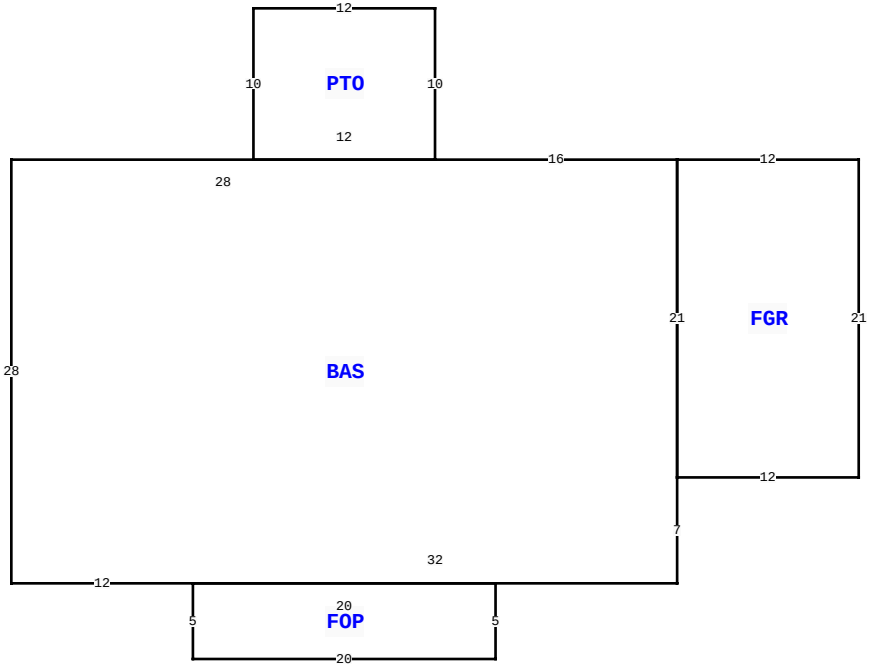
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,232 | 100 | | 1,232 | 112,043 |
| FGR | 252 | 55 | | 139 | 12,641 |
| FOP | 100 | 30 | | 30 | 2,728 |
| PTO | 120 | 5 | | 6 | 546 |
| TOTALS | 1,704 | | | 1,407 | 127,958 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,407 | 114.0360 | 125.44 | 176,494 | 2003 | 2003 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 100% - 2010 Heated Area: 1232 HX Base Yr 2010




2847 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 | 936.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 1,872 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 127,958 |
| TOTAL MARKET OB/XF VALUE | 3,072 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 153,030 |
| SOH/AGL Deduction | 45,491 |
| ASSESSED VALUE | 107,539 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 56,128 |
| TOTAL JUST VALUE | 153,030 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 155,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20984 | SFR | 231 | 08/18/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1511/1202 | 4/01/2024 | WD | U | I | 11 | 100 |
| GRANTOR: SANTOS ENRIQUE | | | | | | |
| GRANTEE: SANTOS KIMBERLY D | | | | | | |
| 1174/0716 | 5/29/2009 | WD | Q | I | 01 | 130,000 |
| GRANTOR: SANDRA L MENENDEZ | | | | | | |
| GRANTEE: ENRIQUE & KIMBERLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W28 S28 E12 FOP= S5 E20 N5 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

## LAND DESCRIPTION

TOTAL OB/XF 3,072

| 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: 0.53 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS