LOT 25 PRICE CREEK LANDING.

790-068, 792-2458, 948-1257, WD

VAN HOFWEGEN MADISON MAE
2793 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

14-4S-17-08354-125

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

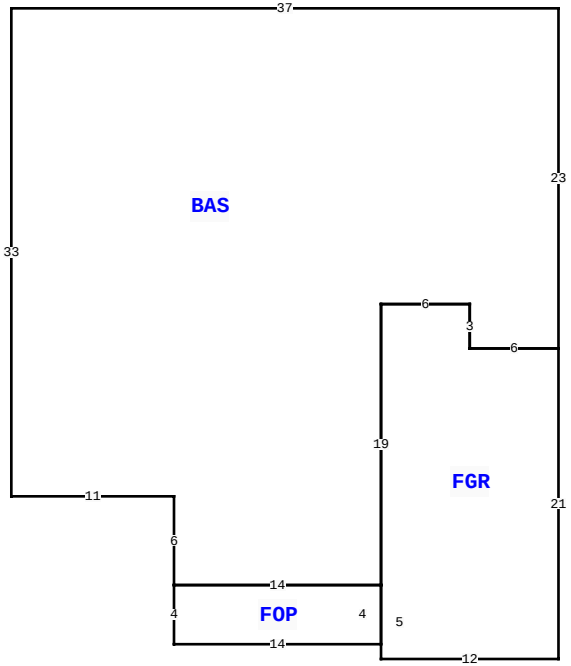
NEIGHBORHOOD/LOC 14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	127,560
FGR	270	55		148	16,177
FOP	56	30		17	1,858
TOTALS	1,493			1,332	145,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	122.3040	134.53	179,194	2004	2010	0	0	0	18.75	81.25

2 SINGLE FAM 100% - 2026 Heated Area: 1167 HX Base Yr 2026



2793 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	734.00	UT	2.00	2.00	100	2004	2004	3	100	1,468	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	500.00	500.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,595
TOTAL MARKET OB/XF VALUE		1,968
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		169,563
SOH/AGL Deduction		19,782
ASSESSED VALUE		149,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,370
TOTAL JUST VALUE		169,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054515	Roof Replacement	6,900	11/18/2025
21564	SFR	384	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/151	12/08/2025	WD	Q	I	01	235,000
GRANTOR: TAYLOR JARRED JACOB						
GRANTEE: VAN HOFWEGEN MADISO						
1452/1629	10/29/2021	WD	Q	I	01	138,500
GRANTOR: KELLUM AMAYA J						
GRANTEE: TAYLOR JARRED JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S33 E11 S6 FOP= S4 E14 N4 W14$ E14 FGR= S5 E12 N21 W6 N3 W6 S19$ N19 E6 S3 E6 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,968

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 02/04/2026 BY TP Total Acres: 0.53 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS