

LOT 27 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, WD

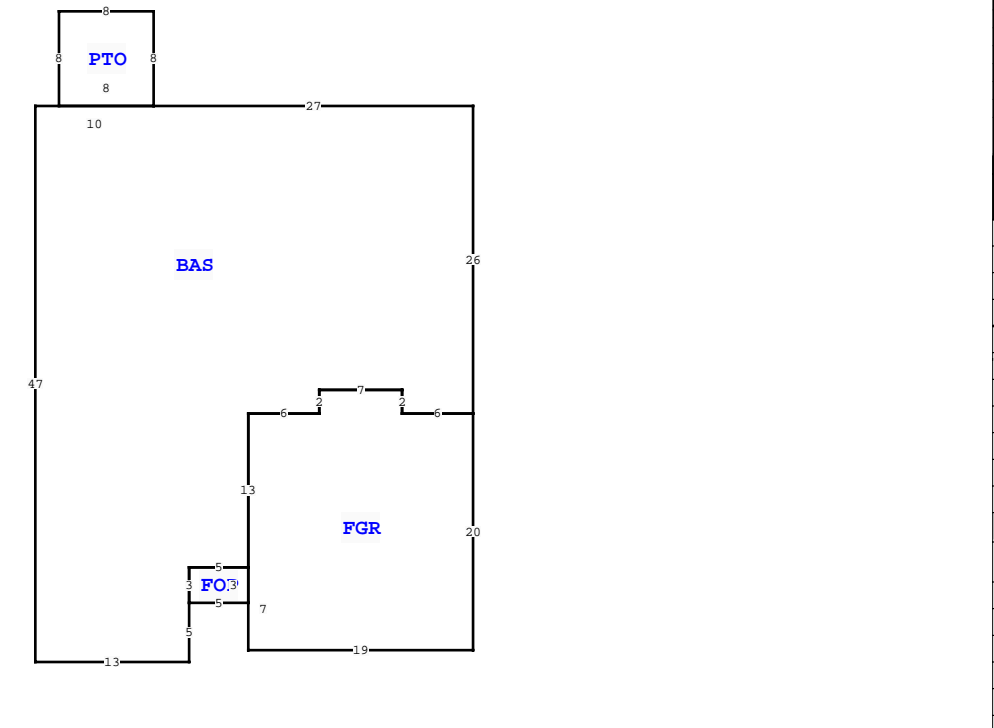
HIERS JERRY L/STRATTON PEGGY V
2737 COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-127
14-4S-17-08354-127

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,510	112.2000	125.66	189,747	2004	2004	0	0	26.25	73.75



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,938	
TOTAL MARKET OB/XF VALUE		2,104	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		164,042	
SOH/AGL Deduction		20,709	
ASSESSED VALUE		143,333	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		41,922	
TOTAL JUST VALUE		164,042	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,414	

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	1,286	100		1,286	119,179
FGR	394	55		217	20,110
FOP	15	30		4	371
PTO	64	5		3	278
TOTALS	1,759			1,510	139,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21989	SFR	417	06/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/464	10/26/2021	WD	Q	I	01	134,000
GRANTOR: TURBEVILLE RON						
GRANTEE: HIERS JERRY L						
1312/1970	3/29/2016	WD	U	I	12	88,100
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: RON & JAN TURBEVILL						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
L N	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	1,052.00	UT	2.00	2.00	100	2004	2004	3	100	2,104					

BUILDING NOTES									
2737 SE COUNTY ROAD 245 , LAKE CITY									

BUILDING DIMENSIONS									
BAS= W27 PTO= N8 W8 S8 E8\$ W10 S47 E13 N5 FOP= E5 N3 W5 S3\$ N3 E5 FGR= S7 E19 N20 W6 N2 W7 S2 W6 S13\$ N13 E6 N2 E7 S2 E6 N26\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							