LOT 37 PRICE CREEK LANDING.

WD 1029-1479, WD 1044-204, WD 11

TUCKER PATRICIA TRUESDALE/TUCKER JOHNATHAN WESLEY
160 SE YANKEE TER
LAKE CITY, FL 32025

2027

14-4S-17-08354-137

BUILDING CHARACTERISTICS

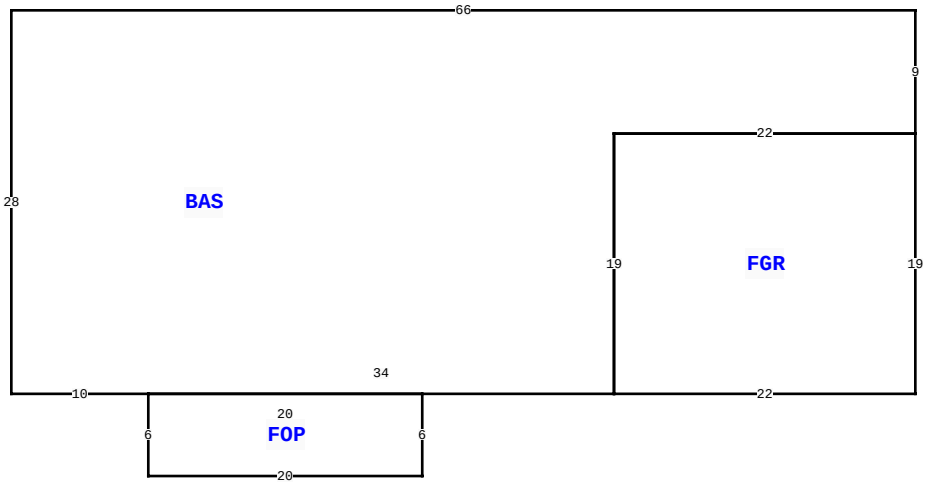
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,430	100		1,430	143,340
FGR	418	55		230	23,055
FOP	120	30		36	3,609
TOTALS	1,968			1,696	170,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	112.5040	123.75	209,880	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1430 HX Base Yr 2023



160 SE YANKEE TER, 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	1,332.00	UT	3.00	3.00	100	2006	2006	3	100	3,996	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,003
TOTAL MARKET OB/XF VALUE		4,796
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		196,799
SOH/AGL Deduction		68,768
ASSESSED VALUE		128,031
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		71,620
TOTAL JUST VALUE		196,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24519	SFR	480	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2752	4/13/2022	WD	Q	I	01	224,900
GRANTOR: FORD KESWICK F						
GRANTEE: TUCKER PATRICIA TRU						
1136/2083	11/16/2007	WD	Q	I		145,500
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: KESWICK F FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E10 FOP= S6 E20 N6 W20$ E34 FGR= E22 N19 W22 S19$ N19 E22 N9$.

LAND DESCRIPTION

TOTAL OB/XF 4,796

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 11/17/2026 BY SYS