LOT 45 PRICE CREEK LANDING S/D.
749-790, 790-068, 792-2458, WD 1

THE ADMAR TRUST
258 SE YANKEE TERR
LAKE CITY, FL 32025

2027

14-4S-17-08354-145

BUILDING CHARACTERISTICS

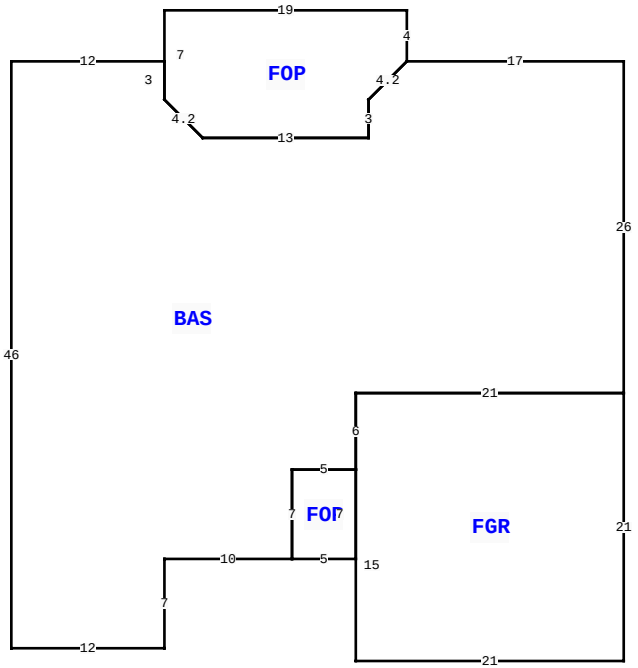
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,552	100		1,552	160,493
FGR	441	55		243	25,129
FOP	35	30		10	1,034
FOP	172	30		52	5,378
TOTALS	2,200			1,857	192,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	114.6420	126.11	234,186	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1552 HX Base Yr 2008



258 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	1,210.00	UT	3.00	3.00	100	2007	2007	3	100	3,630	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,033
TOTAL MARKET OB/XF VALUE	9,030
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	223,063
SOH/AGL Deduction	123,544
ASSESSED VALUE	99,519
TOTAL EXEMPTION VALUE	HX HB SX 99,519
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	223,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050046	Roof Replacement	13,120	06/05/2024
24821	SFR	507	08/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2633	3/06/2025	WD	U	I	11	100
GRANTOR: KING ERSELL						
GRANTEE: THE ADMAR TRUST						
1114/0863	3/20/2007	WD	Q	I		189,900
GRANTOR: JUSTIN FITZHUGH						
GRANTEE: ERSELL KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N4 W19 S7 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E5 N7 W5 S7 $ N7 E5 FGR= S15 E21 N21 W21 S6$ N6 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,030

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/17/2024 BY JS Total Acres: 0.60 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS