COMM W COR OF SW1/4 OF NW1/4,
RUN W 362 FT FOR POB, CONT W
574.44 FT TO SE R/W SR-247,

TOLAR ELAINE
839 SW STATE ROAD 247
LAKE CITY, FL 32025

2026

01-4S-16-02683-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

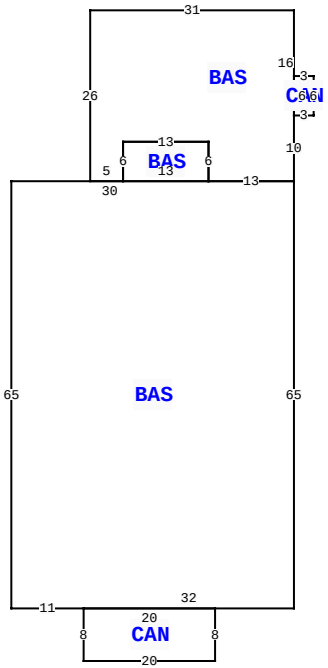
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78	100		78	5,674
BAS	728	100		728	52,959
BAS	2,795	100		2,795	203,325
CAN	18	30		5	364
CAN	160	30		48	3,492
TOTALS	3,779			3,654	265,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,654	121.3639	89.81	328,166	2007	2007	0	0	0	19.00	81.00

3 OFFICE LOW 0% - 0 Heated Area: 3601 HX Base Yr



839 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	265,814
TOTAL MARKET OB/XF VALUE	30,104
TOTAL LAND VALUE - MARKET	131,163
TOTAL MARKET VALUE	427,081
SOH/AGL Deduction	0
ASSESSED VALUE	427,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,081
TOTAL JUST VALUE	427,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34336	ADDN COMM	508	08/10/2016
25307	COMMERCIAL	1,152	12/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1593	6/24/2005	WD	Q	V		207,500
GRANTOR: DANIEL CRAPPS						
GRANTEE: ELAINE K TOLAR						
1050/1591	6/24/2005	WD	Q	V	01	70,200
GRANTOR: RUSSELL NORTH						
GRANTEE: DANIEL CRAPPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N6 W13 S6 E13$ W30 S65 E11 CAN= S8 E20 N8 W20$ E32 N65$ BAS= N10 CAN= E3 N6 W3 S6$ N16 W31 S26 E5 N6 E13 S6 E13$.

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	0260	PAVEMENT-A	0	0	0	0	15,064.00	UT	1.85	1.85	70	2007	2007	3	70	19,508	
2	0166	CONC,PAVMT	0	0	0	0	1,860.00	UT	3.00	3.00	100	2007	2007	3	100	5,580	
3	0296	SHED METAL	0	0	0	0	168.00	UT	12.00	12.00	100	2007	2007	3	100	2,016	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 30,104

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	1700	C	1STORY OFF	0		CI	0.00	0.00	58,271.60	SF		1.00	1.00	1.00	2.25	2.25	131,111							
2	9630	C	SWAMP	0		CI	0.00	0.00	0.52	AC		1.00	1.00	1.00	100.00	100.00	52							

REVIEW DATE 08/22/2023 BY JB Total Acres: 1.86 Total Land Value: 131,163 Market: 0 Agricultural: 0 Common: 131,163 PRINTED 10/02/2025 BY SYS