COMM NW COR, RUN S 1195.49 FT, E 60 FT FOR POB, CONT E 802.19 FT, SE 293.23 FT TO W R/W OF

DICKS ROBERT R
7402 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

01-5S-17-09060-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

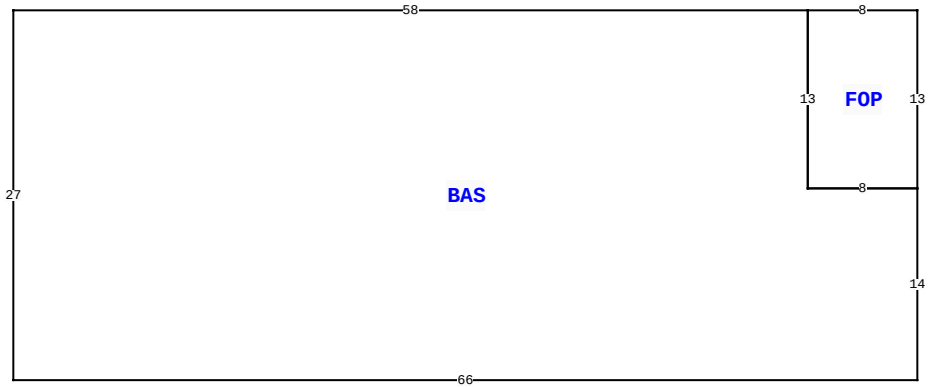
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	46,675
FOP	104	35		36	1,001
TOTALS	1,782			1,714	47,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	115.9000	69.54	119,192	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1678 HX Base Yr 1997



7402 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,677
TOTAL MARKET OB/XF VALUE		8,248
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		67,945
SOH/AGL Deduction		30,020
ASSESSED VALUE		37,925
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,925
TOTAL JUST VALUE		150,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10886	PUMP/UTPOL	30	03/13/1996
10869	M H	125	03/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0914/1427	11/03/2000	WD	Q	I	01	100
GRANTOR: DONNA K DICKS						
GRANTEE: ROBERT R DICKS (CLE						
0914/1425	11/03/2000	WD	Q	I	01	100
GRANTOR: ROBERT P SR & FRANCES						
GRANTEE: ROBERT R DICKS (CLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8$ W8 N13$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
7	0070	CARPORT UF	0	100	34	48	1,632.00	UT	1.50	1.50	100	2012	2012	3	100	2,448	

LAND DESCRIPTION

TOTAL OB/XF 8,248

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/17/2017 BY BC Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/19/2025 BY SYS