COMM NW COR OF SEC, RUN S 1791.9
E 208.36 FT, SE 207.63 FT, S 82
N 7 DEG W 207.63 FT E 1.64 FT TO

FINNELL GARRETT JAMES/FINNELL MARISSA MAE
987 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

02-4S-17-07478-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

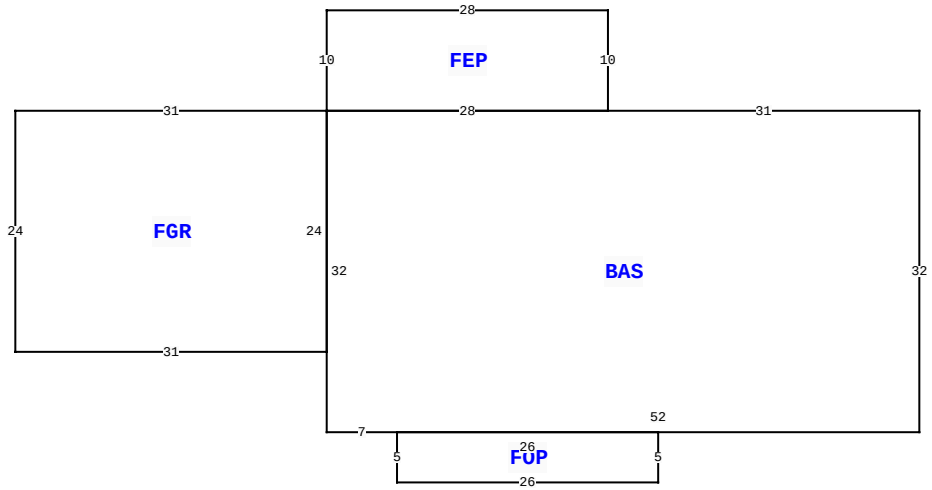
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	2417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	156,517
FEP	280	80		224	18,570
FGR	744	55		409	33,907
FOP	130	30		39	3,233
TOTALS	3,042			2,560	212,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,560	113.8760	127.54	326,502	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1888 HX Base Yr 2020



987 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,226
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		229,126
SOH/AGL Deduction		67,223
ASSESSED VALUE		161,903
TOTAL EXEMPTION VALUE	HX HB VX 13	161,903
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		229,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051901	Roof Replacement	19,000	12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1445	3/07/2025	WD	Q	I	01	285,000
GRANTOR: HILLIARD GARY ROSS						
GRANTEE: FINNELL GARRETT JAM						
1535/1442	3/07/2025	WD	U	I	11	100
GRANTOR: HILLIARD CHRISTY C						
GRANTEE: HILLIARD GARY ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N10 W28 S10 E28$ W28 FGR= W31 S24 E31 N24$ S32 E7 FOP= S5 E26 N5 W26$ E52 N32$.

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	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/10/2025 BY TP Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/05/2025 BY SYS