COMM INTERS E R/W LINE CR-245 &
RR FOR POB, SE 243.9 FT ALONG R/
185.10 FT TO E R/W C-245, N 187.

WILLIAMS DANNY M (A/K/A DANNIE)
661 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

02-4S-17-07481-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

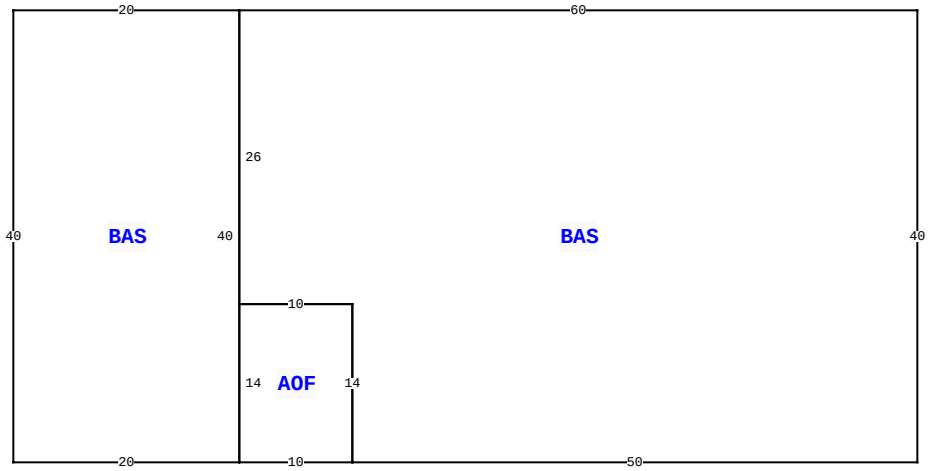
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2700	VEH SALE/REPAIR
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
AOF	140	150		210	4,525
BAS	800	100		800	17,236
BAS	2,260	100		2,260	48,692
TOTALS	3,200			3,270	70,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	3,270	87.9320	43.09	140,904	1982	1982	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 3200 HX Base Yr



661 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	70,452
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	25,672
TOTAL MARKET VALUE	96,324
SOH/AGL Deduction	0
ASSESSED VALUE	96,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,324
TOTAL JUST VALUE	96,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9303	SFR	475	01/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0513	4/24/2003	WD	Q	I	01	100
GRANTOR: SANDRA TURMAN AS PR F						
GRANTEE: LEBBEUS & HAZEL POM						
0898/1299	3/06/2000	WD	Q	I		125,000
GRANTOR: POMEROY						
GRANTEE: DANNY & RUBY WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 BAS= W20 S40 E20 N40$ S26 AOF= S14 E10 N14 W10$ E10 S14 E50 N40$.

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	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	2700	C	AUTO SALES	0		00	0.00	0.00	25,672.00	SF		1.00	1.00	1.00	1.00	1.00	25,672							

REVIEW DATE 02/23/2017 BY BC Total Acres: 0.59 Total Land Value: 25,672 Market: 0 Agricultural: 0 Common: 25,672 PRINTED 11/18/2025 BY SYS