COMM AT SW COR SEC,
RUN N ALONG W LINE OF SEC
1637.42 FT, E 102.08 FT TO E

HORTON RANDOLPH J
1315 CR 245
LAKE CITY, FL 32025

2026

02-4S-17-07481-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

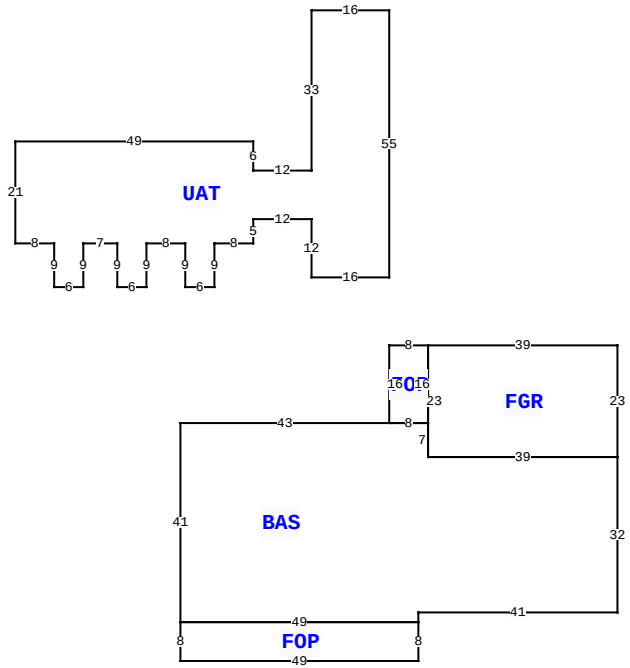
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	3,335	100		3,335	287,424
FGR	897	55		493	42,489
FOP	128	30		38	3,275
FOP	392	30		118	10,170
UAT	2,191	10		219	18,874
TOTALS	6,943			4,203	362,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,203	109.9245	123.12	517,473	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2010 Heated Area: 3335 HX Base Yr 2010



1315 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,231
TOTAL MARKET OB/XF VALUE		23,155
TOTAL LAND VALUE - MARKET		81,135
TOTAL MARKET VALUE		466,521
SOH/AGL Deduction		142,673
ASSESSED VALUE		323,848
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,126
TOTAL JUST VALUE		466,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049341	Solar Power Syste	32,488	03/04/2024
38136	MAINT/ALTR	100	05/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/1526	3/22/2005	WD	Q	I		385,000
GRANTOR: JUDITH & MICHAEL L PO						
GRANTEE: RANDOLPH J HORTON						
1041/1523	3/22/2005	WD	Q	V		40,000
GRANTOR: POMEROY						
GRANTEE: HORTON						

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	100	30	39	1,170.00	UT	1.50	1.50	100	1995	1995	3	100	1,755	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	7.00	7.00	100	1995	1995	3	100	16,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S41 FOP= S8 E49 N8 W49$ E49 N2 E41 N32 FGR= N23 W39 S23 E39$ W39 N7 FOP= N16 W8 S16 E8$ W8$ PTR= N30 UAT= N55 W16 S33 W12 N6 W49 S21 E8 S9 E6 N9 E7 S9 E6 N9 E8S9 E6 N9 E8 N5 E12 S12 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 23,155

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	2.03	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,135							
2	0000	C	VAC RES	100			0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

REVIEW DATE 04/01/2024 BY mark Total Acres: 10.03 Total Land Value: 81,135 Market: 0 Agricultural: 0 Common: 81,135 PRINTED 11/18/2025 BY SYS