COMM AT SW COR OF SEC, RUN E
70.62 FT TO E R/W CR-245, RUN
N ALONG R/W, 755.15 FT FOR POB

LLOYD BRADLEY/LLOYD ANGELA
1449 SE COUNTY ROAD 245
LAKE CITY, FL 32025-1468

2026

02-4S-17-07481-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

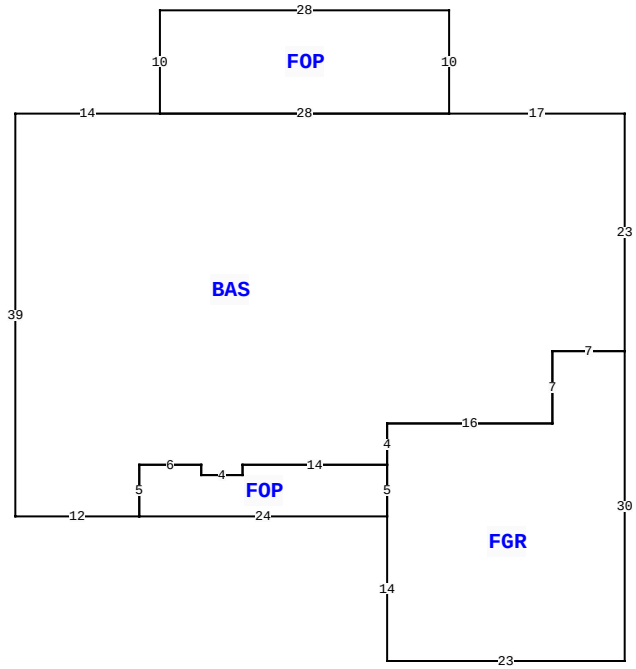
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,929	100		1,929	230,205
FGR	578	55		318	37,950
FOP	116	30		35	4,177
FOP	280	30		84	10,024
TOTALS	2,903			2,366	282,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	112.1610	125.62	297,217	2021	2021	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1929 HX Base Yr 2022



1449 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		282,356
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		12,400
TOTAL MARKET VALUE		295,956
SOH/AGL Deduction		21,197
ASSESSED VALUE		274,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,037
TOTAL JUST VALUE		295,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39908	SFR		02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0733	7/12/2020	WD	U	V	30	100
GRANTOR: GREG C & MICHELE LLOY						
GRANTEE: BRADLEY & ANGELA LL						
1415/0741	7/08/2020	WD	U	V	30	100
GRANTOR: BRAD & ANGELA LLOYD						
GRANTEE: BRADLEY & ANGELA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,19] S39 E12 N5 E6 S1 E4 N1 E14 N4 E16 N7 E7 N23 W17 W28 W14 $
FOP=[ORIG=64,9] S10 E28 N10 W28 $
FOP=[ORIG=62,53] S5 E24 N5 W14 S1 W4 N1 W6 $
FGR=[ORIG=86,49] S4 S5 S14 E23 N30 W7 S7 W16 $
.

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	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	12,400							

REVIEW DATE 09/28/2021 BY TW Total Acres: 1.24 Total Land Value: 12,400 Market: 0 Agricultural: 0 Common: 12,400 PRINTED 11/18/2025 BY SYS