

COMM SE COR OF SEC. RUN W
67.63 FT TO W R/W C-245, RUN
N 255.90 FT FOR POB, RUN W

GAY DEWY P/GAY ANN H
8118 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

02-5S-17-09069-001



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 80
Interior Floo	06	VINYL ASB 20
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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC					
2517.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100		2,062	145,262
FGR	728	55		400	28,179
FOP	304	30		91	6,411
FST	104	55		57	4,016
UEP	252	60		151	10,637
UOP	350	20		70	4,932

TOTALS	3,800			2,831	199,436
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	1993
4	0020	BARN, FR	0 100	24	36	1.00	UT	0.00	0.00	100	0
5	0040	BARN, POLE	0 0	18	24	1.00	UT	600.00	600.00	100	0
6	0070	CARPORT UF	0 100	12	20	1.00	UT	0.00	0.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	1.00	AC	1.00

REVIEW DATE 07/19/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,831	96.7680	108.38	306,824	1981	1981	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2062 HX Base Yr													
8118 SE COUNTY ROAD 245 , LAKE CITY													
BLD DATE 03/22/2022 MLU													

TOTAL OB/XF 8,150													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
4	0020	BARN, FR	0 100	24	36	1.00	UT	0.00	0.00	100	0	0	3
5	0040	BARN, POLE	0 0	18	24	1.00	UT	600.00	600.00	100	0	0	3
6	0070	CARPORT UF	0 100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3

TOTAL OB/XF 8,150													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00

Total Acres: 2.00 Total Land Value: 3,780 Market: 3,500 Agricultural: 280

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,436	
TOTAL MARKET OB/XF VALUE		8,150	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		211,366	
SOH/AGL Deduction		83,823	
ASSESSED VALUE		127,543	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		76,821	
TOTAL JUST VALUE		214,586	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/1287	9/23/2015	WD	U	I	11	100	
GRANTOR: DEWY P & ANN H GAY (H							
GRANTEE: DEWY P & ANN H GAY							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W50 S32 E30 FOP= S5 E38 N8 W38 S3\$ N3 E38 FGR= S3 E26 N32 W13 S8 W13 S21\$ N21 FST= E13 N8 W13 S8\$ N8 UOP= E25 N14 W25 S14\$ UEP= N14 W18 S14 E18\$ W18\$.													

OTHER ADJUSTMENTS AND NOTES													

Common: 3,500 PRINTED 11/19/2025 BY SYS