COMM SE COR OF NE1/4 OF NW1/4, R
FT FOR POB, CONT N 420.04 FT TO
SW 41.48 FT, SW 285 FT, SW 19.86

MEDEARIS MICHAEL D/MEDEARIS KATRINA
245 SE CAROB GLN
LAKE CITY, FL 32025

2026

03-4S-17-07571-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

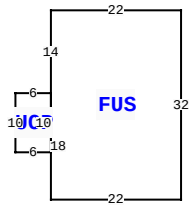
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

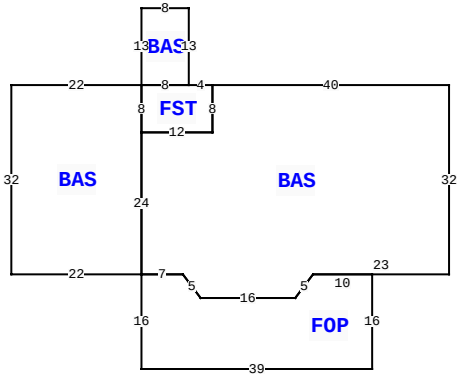
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	6,732
BAS	704	100		704	45,572
BAS	1,644	100		1,644	106,422
FOP	548	30		164	10,616
FST	96	55		53	3,431
FUS	704	100		704	45,572
UOP	60	20		12	777
TOTALS	3,860			3,385	219,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,385	88.9200	99.59	337,112	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 3156 HX Base Yr 2016





245 SE CAROB GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,123
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		19,760
TOTAL MARKET VALUE		243,083
SOH/AGL Deduction		96,952
ASSESSED VALUE		146,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,409
TOTAL JUST VALUE		243,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,083

PRMT:1:1: PORCH ADD

SALE:1:1: 2.47 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38280	MAINT/ALTR	75	06/26/2019
15535	ADDN SFR	240	05/18/1999
10336	ADDN SFR	80	10/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/0072	3/27/2015	WD	U	I	38	103,000
GRANTOR: CHARITY ANN GLACKIN						
GRANTEE: MICHAEL D & KATRINA						
1029/0755	10/27/2004	QC	Q	I	01	100
GRANTOR: LAWRENCE GLACKIN						
GRANTEE: CHARITY ANN GLACKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W4 BAS= N13 W8 S13 E8$ W8 S8 E12 N8$ S8 W12
BAS= N8 W22 S32 E22 N24$ S24 FOP= S16 E39 N16 W10 D4 L3 W16
L3 U4 W7$ E7 D4 R3 E16 R3 U4 E23 N32$ PTR= N30 FUS= N32
W22 S14 UOP= W6 S10 E6 N10$ S18 E22$ S30$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	2.47	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,760							

REVIEW DATE 08/05/2019 BY RP Total Acres: 2.47 Total Land Value: 19,760 Market: 0 Agricultural: 0 Common: 19,760 PRINTED 11/19/2025 BY SYS