COMM SE COR OF NE1/4, RUN W 33.4
C-245, RUN N'LY ALONG R/W 963.03
RUN W 267.31 FT, N 174.05 FT, E

CRANK TERA
902 SE CR 245
LAKE CITY, FL 32025

2026

03-4S-17-07572-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

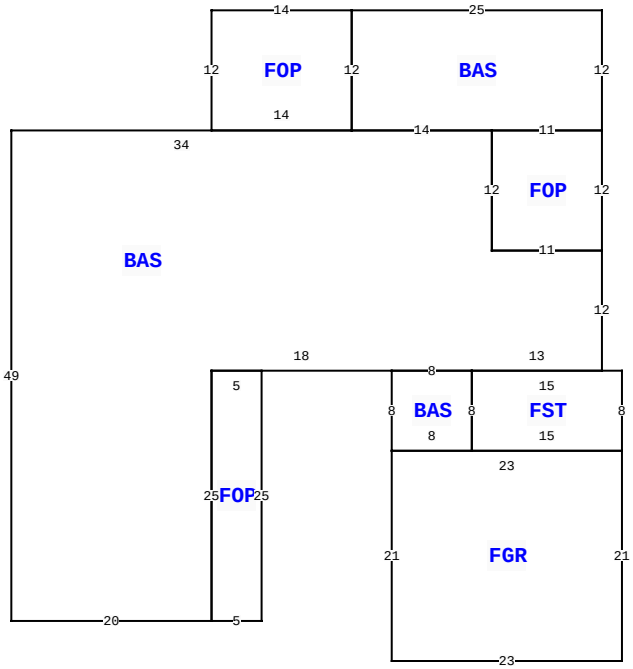
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	6,428
BAS	300	100		300	30,130
BAS	1,784	100		1,784	179,171
FGR	483	55		266	26,715
FOP	125	30		38	3,817
FOP	132	30		40	4,017
FOP	168	30		50	5,022
FST	120	55		66	6,629
TOTALS	3,176			2,608	261,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,608	119.5600	133.91	349,237	1970	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2148 HX Base Yr 2021



902 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,928
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,628
SOH/AGL Deduction		73,430
ASSESSED VALUE		226,198
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,476
TOTAL JUST VALUE		299,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36026	REMODEL	225	11/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1411/2299	5/19/2020	WD	Q	I	01	220,000
GRANTOR: RANDALL E & MELISSA J						
GRANTEE: TERA CRANK						
1364/0561	7/06/2018	WD	Q	I	01	185,000
GRANTOR: ERIC HOUSTON						
GRANTEE: RANDALL E & MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S49 E20 FOP= E5 N25W5 S25$ N25 E18 BAS= S8 FGR= S21 E23 N21 W23$ E8 N8 W8$ E8 FST= S8 E15 N8 W15$ E13 N12 FOP= N12 W11 S12E11 $ W11 N12 BAS= E11 N12 W25 FOP= W14 S12 E14 N12$ S12 E14$ W14$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2017 BY DF Total Acres: 1.30 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS