

COMM SE COR OF NE1/4, RUN W 33.4
LINE SR-245, RUN N ALONG R/W 113
POB, RUN W 248.5 FT, N 169.95 FT

FRAMPTON MICHAEL A/FRAMTON EVELYN J
862 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

03-4S-17-07572-008



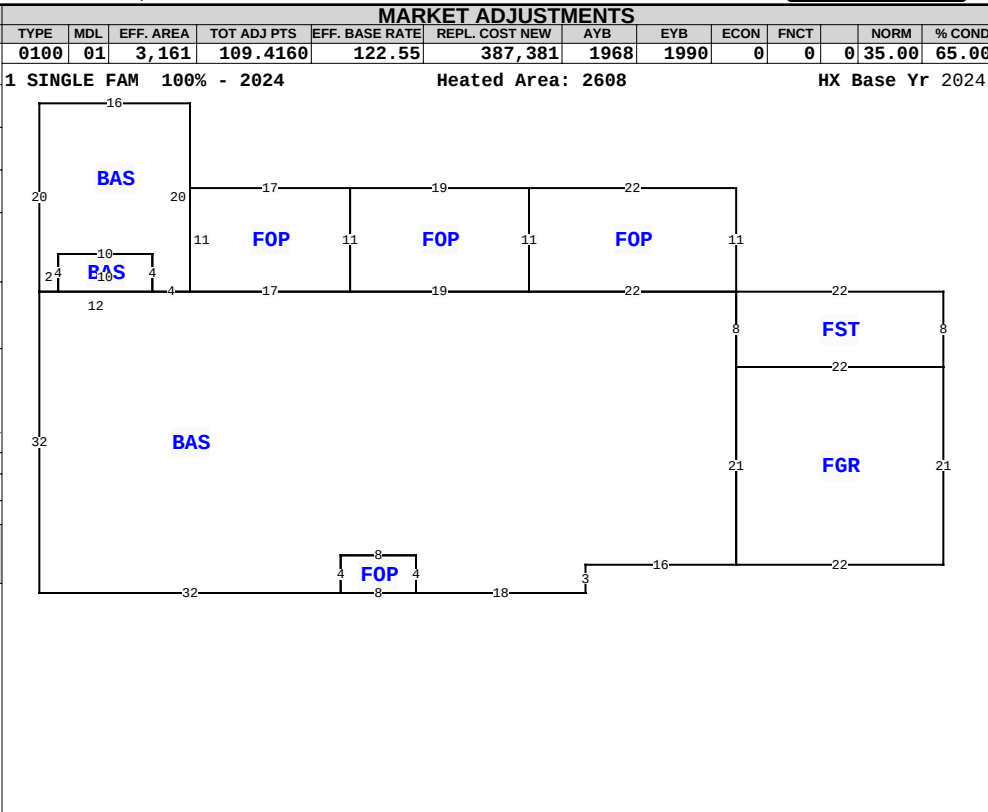
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	40	100		40	3,186
BAS	280	100		280	22,304
BAS	2,288	100		2,288	182,256
FGR	462	55		254	20,233
FOP	32	30		10	797
FOP	187	30		56	4,461
FOP	209	30		63	5,019
FOP	242	30		73	5,815
FST	176	55		97	7,727
TOTALS	3,916			3,161	251,798

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0280	POOL R/CON	0 100	14	32	448.00	UT	70.00	70.00	100	2000	2000	3	40	12,544	
5	0166	CONC, PAVMT	0 100	27	48	848.00	UT	1.50	1.50	30	2000	2000	3	30	382	
6	0296	SHED METAL	0 100	16	20	320.00	UT	5.00	5.00	100	2004	2004	3	100	1,600	
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
8	0030	BARN, MT	0 100	15	24	360.00	UT	11.00	11.00	75	2012	2012	3	75	2,970	
9	0294	SHED WOOD/	0 100	20	11	220.00	UT	10.00	10.00	75	2012	2012	3	75	1,650	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C
2	0000	C



862 SE COUNTY ROAD 245 , LAKE CITY

TOTAL OB/XF 22,796															
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		251,798			
TOTAL MARKET OB/XF VALUE		22,796			
TOTAL LAND VALUE - MARKET		44,250			
TOTAL MARKET VALUE		318,844			
SOH/AGL Deduction		14,631			
ASSESSED VALUE		304,213			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		253,491			
TOTAL JUST VALUE		318,844			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		322,717			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17503	ADDN SFR	75	10/05/2000
17484	POOL	115	10/02/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1484/2574	1/31/2023	LE U	I	14	100
GRANTOR: FRAMTON MICHAEL A					
GRANTEE: FINNELL MARISSA M					
1484/2569	1/31/2023	QC U	I	11	100
GRANTOR: FRAMTON MICHAEL A					
GRANTEE: FRAMTON MICHAEL A					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FOP= N11 W22 S11 E22\$ BAS= W22 FOP= N11 W19 S11 E19\$ W19 FOP= N11 W17 S11 E17\$ W17 BAS= N20 W16 S20 E2 N4 E10 S4 E4\$ W4 BAS= N4 W10 S4 E10\$ W12 S32 E32 FOP= E8 N4 W8 S4\$ N4 E8 S4 E18 N3 E16 FGR= E22 N21 W22 S21\$ N21 FST= E22 N8 W22 S8\$ N8\$.															