LOT 6 BLOCK C EASTSIDE VILLAGE U
736-538, WD 1083-2294, WD 1300-1

LESLIE MICHAEL/LESLIE BILLIE M
245 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-156

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

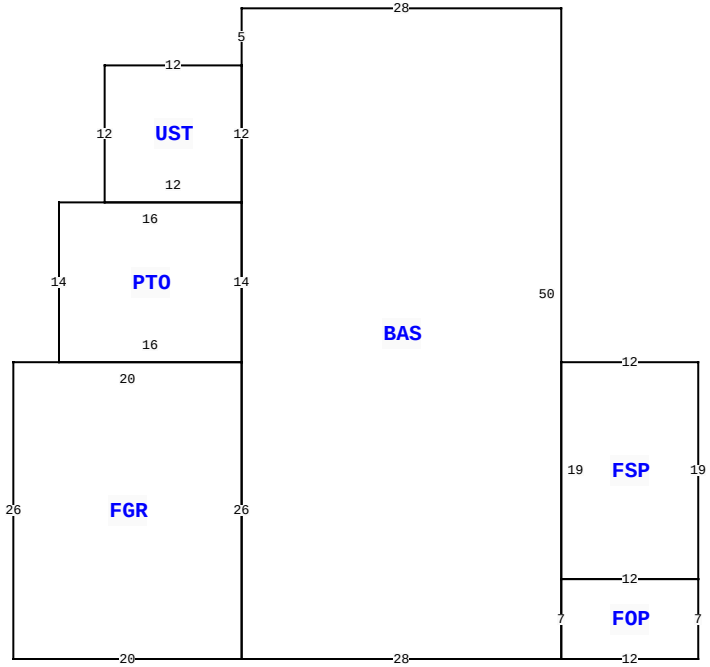
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	136,408
FGR	520	55		286	24,444
FOP	84	30		25	2,137
FSP	228	40		91	7,778
PTO	224	5		11	940
UST	144	45		65	5,556
TOTALS	2,796			2,074	177,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	110.6820	131.49	272,710	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1596 HX Base Yr 2019



245 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,262
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		203,692
SOH/AGL Deduction		80,857
ASSESSED VALUE		122,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,113
TOTAL JUST VALUE		203,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/2766	7/27/2018	WD	Q	I	01	124,000
GRANTOR: RENEE LABRENZ						
GRANTEE: MICHAEL & BILLIE M						
1300/1175	8/28/2015	WD	Q	I	01	80,000
GRANTOR: WILDON W HALL						
GRANTEE: RENEE LABRENZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S5 UST= W12 S12 E12 N12$ S12 PTO= W16 S14 E16 N14$ S14 FGR= W20 S26 E20 N26$ S26 E28 FOP= E12 N7 W12S7$ N7 FSP= E12 N19 W12 S19$N50$.

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	60	20	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.28 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 05/09/2025 BY SYS