NORTH 782 FT OF NW1/4 OF NE1/4
EX THE WEST 261.86 FT & EX
RD R/W OFF EAST SIDE ORB 1179-

AKINS JONATHAN R
442 SE COUNTY ROAD 245 A
LAKE CITY, FL 32025

**2026**

**11-4S-17-08306-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

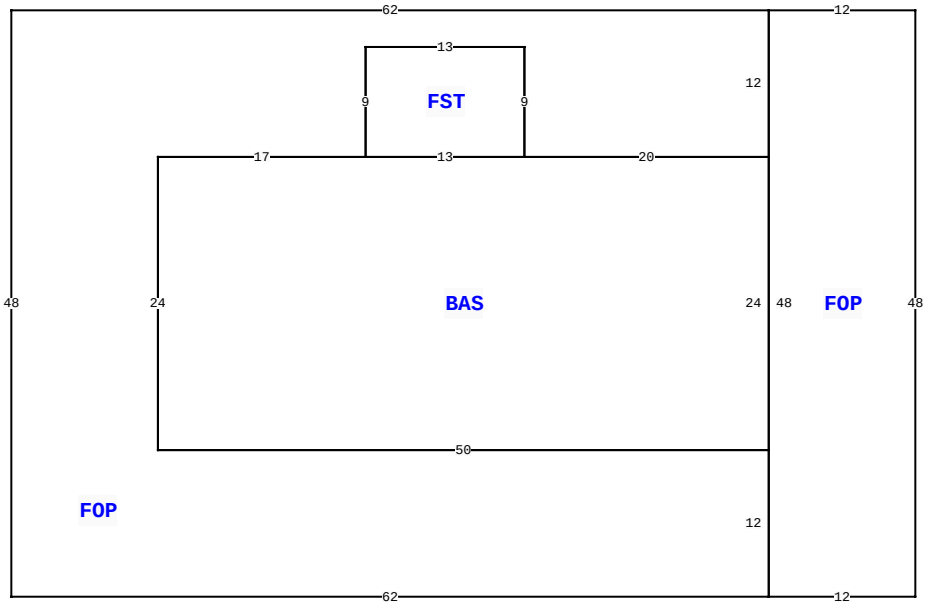
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | | 1,200 | 74,310 |
| FOP | 576 | 30 | | 173 | 10,713 |
| FOP | 1,659 | 30 | | 498 | 30,839 |
| FST | 117 | 55 | | 64 | 3,963 |
| TOTALS | 3,552 | | | 1,935 | 119,825 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,935 | 110.5800 | 123.85 | 239,650 | 1964 | 1990 | 0 | 0 | 15 | 35.00 | 50.00 |

2 SINGLE FAM 100% - 2021 Heated Area: 1200 HX Base Yr 2018




442 SE COUNTY ROAD 245A , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,825 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 153,000 |
| TOTAL MARKET VALUE | | 134,505 |
| SOH/AGL Deduction | | 30,702 |
| ASSESSED VALUE | | 103,803 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 53,081 |
| TOTAL JUST VALUE | | 274,025 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 276,422 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34285 | MAINT/ALTR | 150 | 07/25/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1179/1844 | 8/26/2009 | WD | U | V | 11 | 100 |
| GRANTOR: BASCOM & PAULA AKINS | | | | | | |
| GRANTEE: JONATHAN R AKINS | | | | | | |
| 1179/1483 | 8/24/2009 | WD | U | V | 16 | 100 |
| GRANTOR: BASCOM & PAULA AKINS | | | | | | |
| GRANTEE: JONATHAN R AKINS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[ORIG=82,30] W20 N9 W13 S9 W17 S24 E50 S12 W62 N48 E62 S12 $
BAS=[ORIG=32,54] E50 N24 W20 W13 W17 S24 $
FOP=[ORIG=82,66] E12 N48 W12 S48 $
FST=[ORIG=49,30] E13 N9 W13 S9 $
.

### 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 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,480 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 144,000 | | | | | | | |
| 3 | 0100 | C | SFR | 100 | | A-1 | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |

REVIEW DATE 08/27/2018 BY DF Total Acres: 17.00 Total Land Value: 13,480 Market: 144,000 Agricultural: 4,480 Common: 9,000 PRINTED 11/18/2025 BY SYS