COMM SW COR OF NW1/4 OF NW1/4,
E TO E R/W OF CR-245, N ALONG
R/W 28.77 FT TO POB, E 529.02

HIGGS RANDY D/HIGGS CHERISSE THOMPSON
1775 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2025

11-4S-17-08315-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

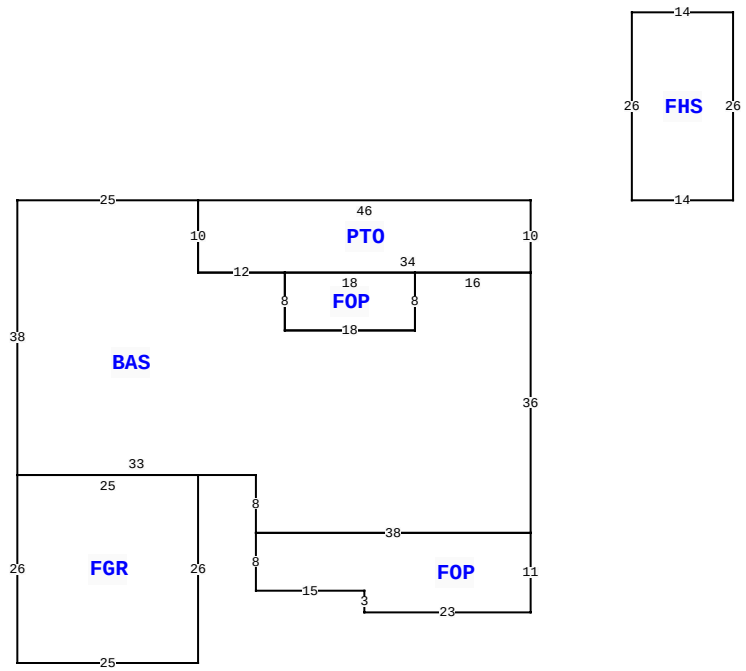
NEIGHBORHOOD/LOC 11417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100		2,398	317,853
FGR	650	55		358	47,453
FHS	364	60		218	28,896
FOP	144	30		43	5,699
FOP	373	30		112	14,845
PTO	460	5		23	3,048
TOTALS	4,389			3,152	417,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,152	125.9060	141.01	444,464	2018	2018	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2019 Heated Area: 2762 HX Base Yr 2019



1775 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		417,796
TOTAL MARKET OB/XF VALUE		41,300
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		509,096
SOH/AGL Deduction		149,279
ASSESSED VALUE		359,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,095
TOTAL JUST VALUE		509,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045841	Swimming Pool and	67,600	11/02/2022
36281	SFR	1,339	02/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/0562	1/25/2018	WD	U	V	11	100
GRANTOR: CLYDE EDWARD HIGGS &						
GRANTEE: RANDY D HIGGS & CHE						
1343/0557	8/23/2017	WD	U	V	11	100
GRANTOR: CLYDE EDWARD HIGGS &						
GRANTEE: RANDY D HIGGS & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S38 FGR= S26 E25 N26 W25$ E33 S8 FOP= S8 E15 S3 E23 N11 W38$ E38 N36 PTO= N10 W46 S10 E12 FOP= S8 E18 N8 W18$ E34$ W16 S8 W18 N8 W12 N10$ PTR= E60 FHS= E14 N26 W14 S26$ W60$.

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	0296	SHED METAL	0	100	10	20	200.00	UT	9.00	9.00	100	2018	2018	3	100	1,800	
2	0166	CONC,PAVMT	0	100	24	26	624.00	UT	2.00	2.00	100	2018	2018	3	100	1,248	
3	0280	POOL R/CON	0	100	0	0	520.00	UT	70.00	70.00	100	2024	2023		98	35,672	
4	0166	CONC,PAVMT	0	100	0	0	860.00	UT	3.00	3.00	100	2024	2023		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 41,300

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 11/15/2023 BY HC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/19/2025 BY SYS