COMM SW COR OF NW1/4, RUN E 70.6
C-245, N ALONG R/W 504.89 FT FOR
FT, E 279.68 FT, S 180.69 FT, NW

CARDOSO JESSICA/BARTON SUZANNE
2021 SE CR 245
LAKE CITY, FL 32025

2026

11-4S-17-08316-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

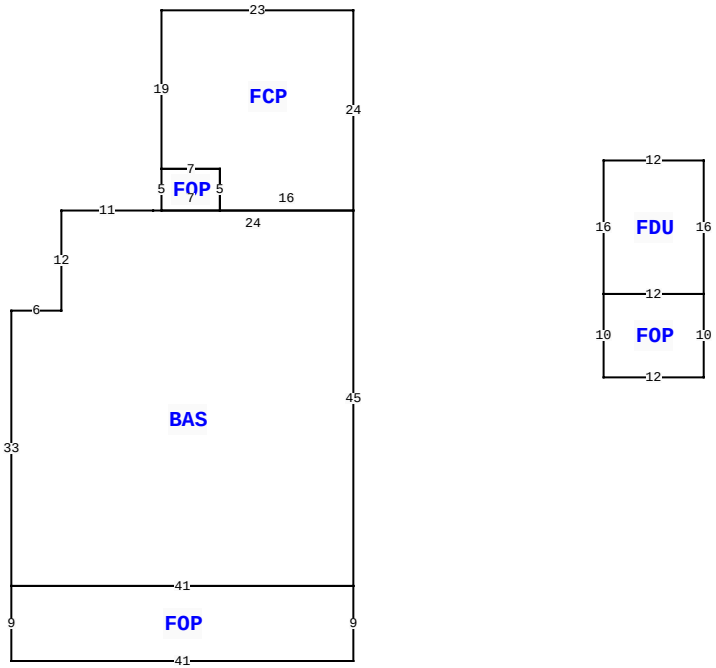
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	143,987
FCP	517	25		129	10,476
FDU	192	60		115	9,339
FOP	35	30		10	812
FOP	120	30		36	2,924
FOP	369	30		111	9,014
TOTALS	3,006			2,174	176,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	111.5500	124.94	271,620	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1773 HX Base Yr 2008



2021 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,553
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		198,553
SOH/AGL Deduction		84,521
ASSESSED VALUE		114,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,310
TOTAL JUST VALUE		198,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2153	10/02/2025	WD	Q	I	01	285,000
GRANTOR: ABEL JONATHAN T						
GRANTEE: CARDOSO JESSICA						
1132/2613	10/05/2007	WD	Q	I		195,000
GRANTOR: GEORGE KILIAN & DONNA						
GRANTEE: JONATHAN T & KATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S12 W6 S33 E41 N45 W24 $
FCP=[ORIG=24,0] N24 W23 S19 E7 S5 E16 $
FOP=[ORIG=-17,45] S9 E41 N9 W41 $
FDU=[ORIG=54,-6] S16 E12 N16 W12 $
FOP=[ORIG=54,10] S10 E12 N10 W12 $
FOP=[ORIG=1,-5] S5 E7 N5 W7 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/05/2020 BY JS Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2025 BY SYS