COMM NW COR OF SW1/4 OF NW1/4,
RUN E 98 FT TO E R/W C-245 FOR
POB, CONT E 1265.37 FT, S

BOYETTE BRYAN S/BOYETTE TERESA Y
1925 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

11-4S-17-08316-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

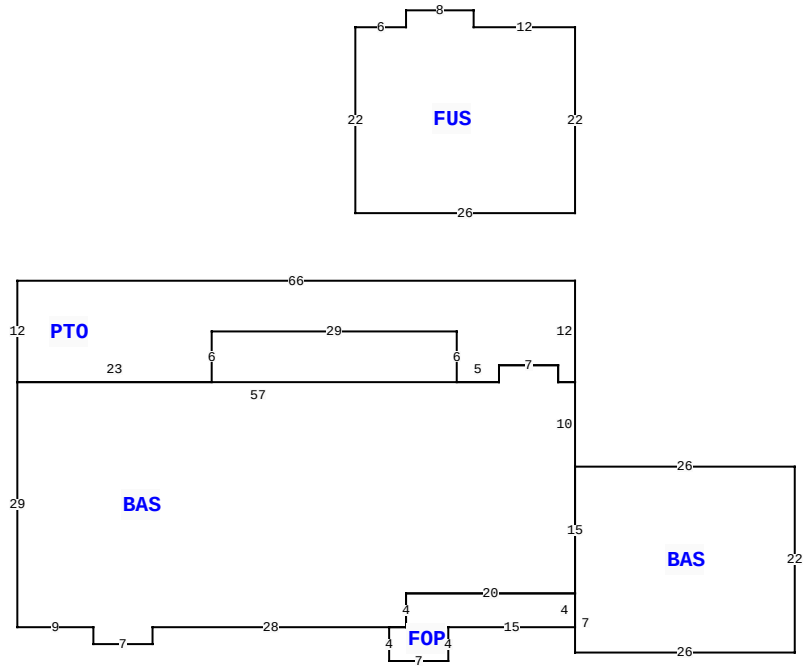
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	46,438
BAS	1,862	100		1,862	151,167
FOP	108	30		32	2,598
FUS	588	100		588	47,737
PTO	604	5		30	2,436
TOTALS	3,734			3,084	250,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,084	111.5205	124.90	385,192	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 3022 HX Base Yr 1997



1925 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,375
TOTAL MARKET OB/XF VALUE		37,437
TOTAL LAND VALUE - MARKET		71,136
TOTAL MARKET VALUE		358,948
SOH/AGL Deduction		123,924
ASSESSED VALUE		235,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,302
TOTAL JUST VALUE		358,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054271	Roof Replacement	12,000	10/17/2025
10758	POOL	85	02/15/1996
10369	SFR	365	10/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0812/0921	10/19/1995	WD	Q	V		20,000

GRANTOR: SANDRA S TURMAN

GRANTEE: BRYAN S & TERESA Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 PTO= N12 W66 S12 E23 N6 E29 S6 E5 N2 E7 S2 E2$ W2 N2 W7 S2 W57 S29 E9 S2 E7 N2 E28 FOP= S4 E7 N4 E15 N4 W20 S4 W2$ E2 N4 E20 BAS= S7 E26 N22 W26 S15$ N15$ PTR= N30 FUS= N22 W12 N2 W8 S2 W6 S22 E26$ S30$.

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	0	0	1,407.00	UT	1.50	1.50	100	1996	1996	3	100	2,111	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	8	135	1,080.00	UT	1.50	1.50	100	1996	1996	3	100	1,620	
4	0166	CONC,PAVMT	0	100	12	535	6,420.00	UT	2.50	2.50	100	2005	2005	3	100	16,050	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
7	0060	CARPORT F	0	100	20	36	720.00	UT	3.50	3.50	100	2017	2017	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 37,437

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	8.32	AC		1.00	1.00	0.90	9,500.00	8,550.00	71,136							

REVIEW DATE 04/12/2017 BY DF Total Acres: 8.32 Total Land Value: 71,136 Market: 0 Agricultural: 0 Common: 71,136 PRINTED 11/19/2025 BY SYS