

COMM NW COR OF SW1/4 OF NW1/4
RUN E 98 FT TO E R/W CR-245, S
S 286.28 FT FOR POB, CONT S

CHARRON TIMOTHY W/CHARRON MARIA C
1981 SE COUNTY RD 245
LAKE CITY, FL 32025

2025

11-4S-17-08316-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	02
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NEIGHBORHOOD/LOC	11417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100		1,837	159,551
FEP	180	80		144	12,507
FGR	462	55		254	22,061
FOP	104	30		31	2,692

TOTALS	2,583			2,266	196,812
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0030	BARN, MT	0	100	20	60	600.00	UT	12.00	12.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	8.32	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,266	109.2220	122.33	277,200	1982	1995	0	0	0 29.00	71.00
1 SINGLE FAM 100% - 2013 Heated Area: 1837 HX Base Yr 2013											
1981 SE COUNTY ROAD 245 , LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,812	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		79,040	
TOTAL MARKET VALUE		284,052	
SOH/AGL Deduction		110,960	
ASSESSED VALUE		173,092	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		122,370	
TOTAL JUST VALUE		284,052	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25259	MAINT/ALTR	80	11/29/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1231/0418	3/01/2012	WD	Q	I	01	180,000	
GRANTOR: RICHARD & DEBRA ARNOL							
GRANTEE: TIMOTHY W & MARIA C							
0957/2294	7/12/2002	WD	Q	I		140,000	
GRANTOR: WILLIAM & THOMAS HALE							
GRANTEE: RICHARD & DEBRA ARN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W29 FEP= N10 W18 S10 E18\$ W26 N2 W8 S2 W14 S10 FGR= S21 E22 N21 W22\$ E22 S17FOP= S4 E26 N4 W26\$ E26 S4 E29 N31\$.											