

COMM NW COR OF SW1/4 OF SW1/4, R
E R/W CR-245 FOR POB, RUN N 13.4
FT, S 679.68 FT, SW 338.31 FT TO

ROBERTS JOSHUA
2405 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-4S-17-08320-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	02	02 100
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	450	100		450	32,746
BAS	1,965	100		1,965	142,988
FCP	506	25		126	9,169
FOP	16	30		5	364
FOP	48	30		14	1,019
UBM	1,020	20		204	14,845
UOP	105	20		21	1,528
UOP	506	20		101	7,350

TOTALS 4,616 2,886 210,007

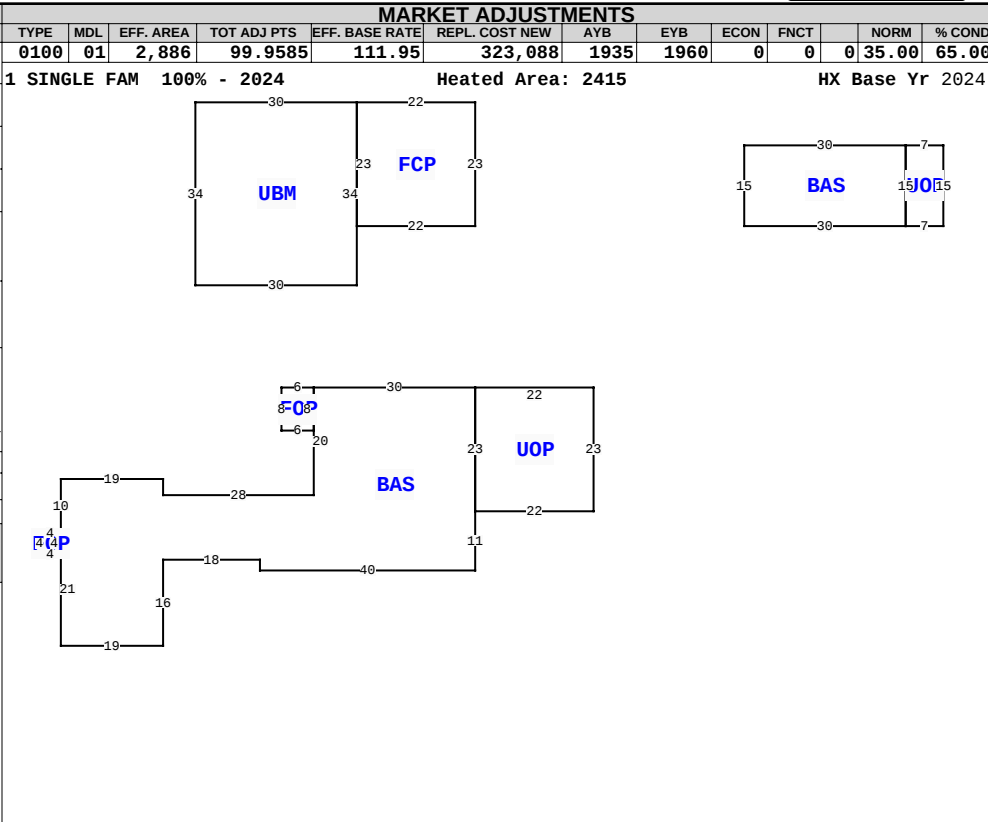
EXTRA FEATURES

L N	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	0190	FPLC PF	0	100	0	0		3.00	UT 1,200.00	1,200.00	100	0	0	3	100	3,600
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	350
3	0262	PRCH, FOP	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	400
4	0260	PAVEMENT-A	0	100	0	0		1.00	UT 2,000.00	2,000.00	50	0	0	3	50	1,000
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
6	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	70.00	100	1994	1994	3	40	14,336
7	0282	POOL ENCL	0	100	0	0		1,000.00	UT 15.00	15.00	100	1994	1994	3	40	6,000

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.92	AC		1.00	1.00	1.00	445.00	445.00	4,414							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.92	AC		1.00	1.00	1.00	9,000.00	9,000.00	89,280							
4	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	10.00	10.00	10							

REVIEW DATE 09/11/2023 BY ME



2405 SE COUNTY ROAD 245 , LAKE CITY

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	210,007		
TOTAL MARKET OB/XF VALUE	32,686		
TOTAL LAND VALUE - MARKET	98,290		
TOTAL MARKET VALUE	256,117		
SOH/AGL Deduction	0		
ASSESSED VALUE	256,117		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	205,395		
TOTAL JUST VALUE	340,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	340,983		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049331	Remodel	4,887	03/01/2024
30452	MAINT/ALTR	55	09/12/2012
8077	PUMP/UTPOL	30	02/17/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1440/1036	6/18/2021	WD	Q	I	01
					SALE PRICE
					335,000

GRANTOR: DAVIS ROGER W
GRANTEE: ROBERTS JOSHUA
1322/0566 9/16/2016 WD U I 11 0
GRANTOR: LENVIL H DICKS
GRANTEE: ROGER W & JULIE DAV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W6 S8 E6 N8\$ S20 W28 N3 W19 S10 FOP= W4 S4E4
N4\$ S21 E19 N16 E18 S2 E40 N11 UOP= E22 N23 W22 S23\$ N23\$
PTR=N30 FCP= N23 W22 UBM= W30 S34 E30 N34\$ S23 E22\$ S30\$PTR=
N30 E50 BAS= E30 UOP= E7 N15 W7 S15\$N15 W30 S15\$ S30W50 \$.

Total Acres: 11.17 Total Land Value: 13,424 Market: 89,280 Agricultural: 4,414 Common: 9,010 PRINTED 11/21/2025 BY SYS