COMM SW COR OF NW1/4 OF SW1/4,
RUN E 61.03 FT TO E R/W CR-245
N 73.43 FT TO N R/W OF CO RD

BOOZ SHARON M
2333 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-4S-17-08320-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

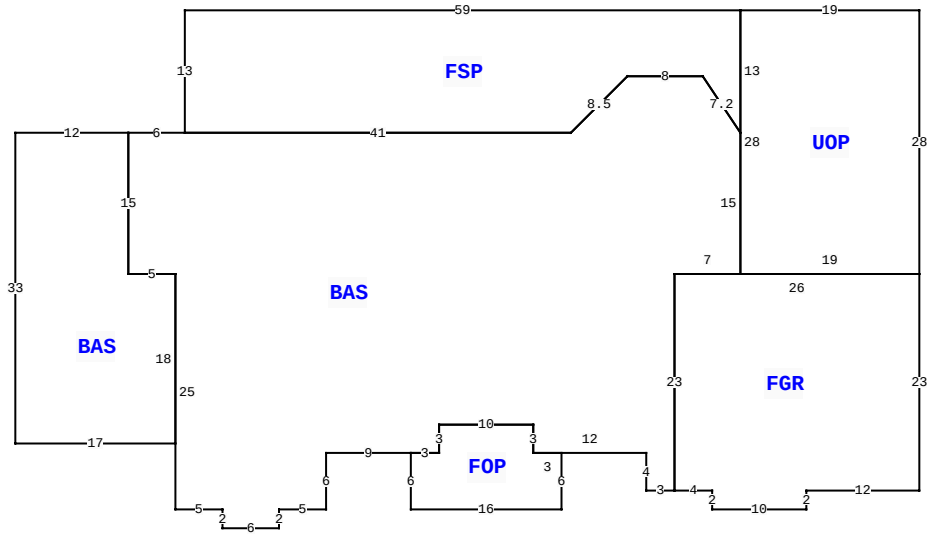
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	486	100		486	43,631
BAS	2,150	100		2,150	193,017
FGR	618	55		340	30,524
FOP	126	30		38	3,412
FSP	689	40		276	24,778
UOP	532	20		106	9,517
TOTALS	4,601			3,396	304,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,396	114.5130	128.25	435,537	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 2636 HX Base Yr 1996



2333 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		381,926
TOTAL MARKET OB/XF VALUE		16,584
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		493,605
SOH/AGL Deduction		132,780
ASSESSED VALUE		360,825
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		305,103
TOTAL JUST VALUE		493,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,441

SALE:2:1: RELINQISHING THE GRANTORS LIFE ESTATE

XFOB:1:1: SPIRIT MH

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045044	Roof Replacement	6,720	08/09/2022
16061	ADDN SFR	100	09/22/1999
13051	SFR	150	09/12/1997
09995	SFR	320	07/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/0538	1/21/2016	WD	U	I	30	100
GRANTOR: DANIEL E JR & SHARON						
GRANTEE: BENJAMIN BOOZ & ETA						
0805/0687	4/30/1995	WD	Q	V		32,000
GRANTOR: LENVIL H & MAVIS P DI						
GRANTEE: DANIEL E JR & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 BAS= W12 S33 E17 N18 W5 N15$ S15 E5 S25 E5 S2 E6N2 E5 N6 E9 FOP= S6 E16 N6 W3N3 W10 S3 W3$ E3 N3 E10 S3 E12S4 E3 FGR= E4 S2 E10 N2 E12 N23 W26 S23$ N23 E7 UOP= E19 N28 W19 S28$ N15 FSP= N13 W59S13 E41 R6 U6 E8 D6 R4 $ L4 U6 W8 D6 L6 W41$.

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	9,056.00	UT	1.50	1.50	100	1995	1995	3	100	13,584	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,584

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	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 04/12/2017 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/21/2025 BY SYS

COMM SW COR OF NW1/4 OF SW1/4,
RUN E 61.03 FT TO E R/W CR-245
N 73.43 FT TO N R/W OF CO RD

BOOZ SHARON M
2333 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-4S-17-08320-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

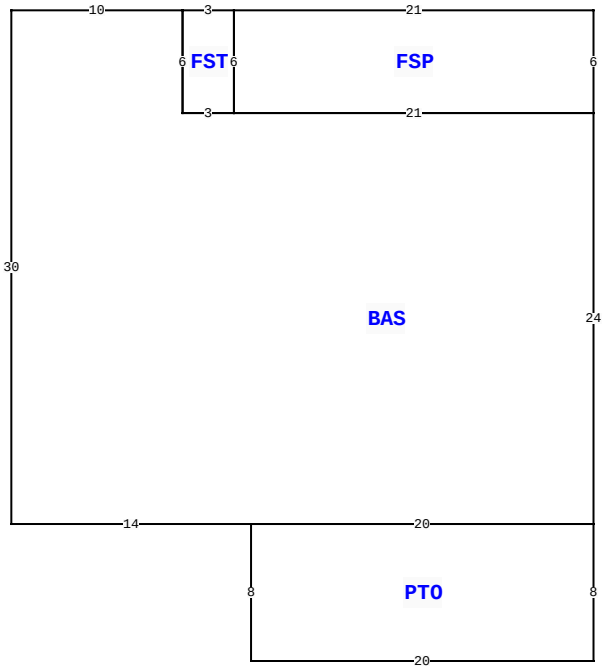
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100		876	71,499
FSP	126	40		50	4,081
FST	18	55		10	816
PTO	160	5		8	653
TOTALS	1,180			944	77,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	112.1120	125.57	118,538	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 1996 Heated Area: 876 HX Base Yr 1996



2333 SE COUNTY ROAD 245 , LAKE CITY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: DANIEL E JR & SHARON						
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0805/0687	4/30/1995	WD	Q	V		32,000
GRANTOR: LENVIL H & MAVIS P DI						
GRANTEE: DANIEL E JR & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S30 E14 PTO= S8 E20N8 W20$ E20 N24 FSP= N6 W21 S6 E21$ W21 FST= N6 W3 S6 E3$W3 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/12/2017 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/21/2025 BY SYS