COMM NW COR OF SW1/4 OF SW1/4, R
E R/W CR-245 N 13.43 FT, E 623.2
679.68 FT FOR POB, CONT S 137.86

TAKE 2 INVESTMENTS LLC
2605 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

11-4S-17-08320-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2601 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	66,798
TOTAL MARKET VALUE	67,998
SOH/AGL Deduction	1,042
ASSESSED VALUE	66,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,956
TOTAL JUST VALUE	67,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/2418	11/26/2021	WD	Q	I	01	39,000

GRANTOR: DAVIS ROGER W

GRANTEE: TAKE 2 INVESTMENTS

BUILDING NOTES

BUILDING DIMENSIONS

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.37	AC		1.00	1.00	0.60	9,000.00	5,400.00	66,798							

REVIEW DATE 12/16/2021 BY CP Total Acres: 12.37 Total Land Value: 66,798 Market: 0 Agricultural: 0 Common: 66,798 PRINTED 11/21/2025 BY SYS