

BEG NW COR OF NE1/4 OF SE1/4, RU
521.87 FT, N 417.50 FT, W 521.87

RICHARDS GWEN E/RICHARDS W DALE A/K/A WINFORD D RI
973 SE COUNTY ROAD 245-A
LAKE CITY, FL 32025

2025

11-4S-17-08322-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	2	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	2,432	100		2,432	151,709
FUS	1,482	100		1,482	92,448
UCP	434	20		87	5,427
UOP	64	20		13	811
UOP	120	20		24	1,497
UOP	120	20		24	1,497
USP	325	35		114	7,112

TOTALS 4,977 4,176 260,501

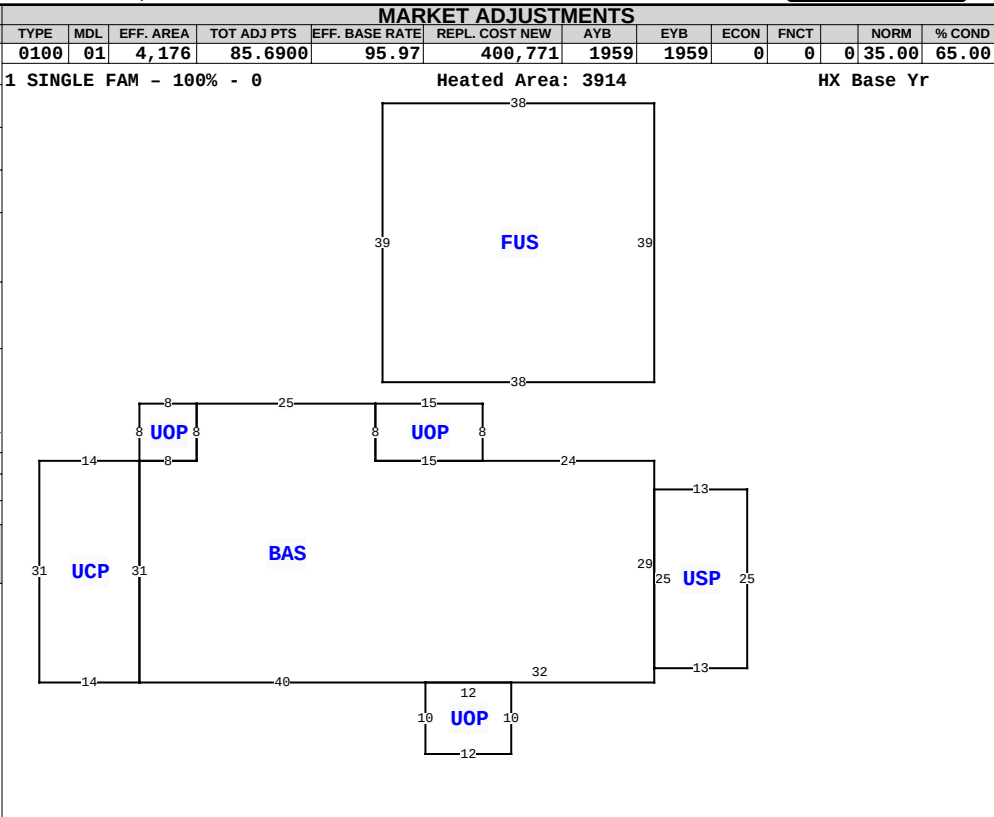
EXTRA FEATURES

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	0030	BARN, MT	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,500
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	500
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	100
4	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	200

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 04/12/2017 BY DF



973 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU

TOTAL OB/XF																	2,300
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				260,501	
TOTAL MARKET OB/XF VALUE				2,300	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				312,801	
SOH/AGL Deduction				197,200	
ASSESSED VALUE				115,601	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				64,879	
TOTAL JUST VALUE				312,801	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				296,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2521	1/13/2022	QC	U	I	11	100
GRANTOR: RICHARDS WINFORD D						
GRANTEE: RICHARDS GWEN E						
1346/1285	10/04/2017	LE	U	I	14	100
GRANTOR: WINFORD D RICHARDS (L						
GRANTEE: WINFORD DALE RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N8 W15 S8 E15\$W15N8 W25 UOP= W8 S8 E8 N8\$ S8 W8

UCP= W14 S31 E14 N31\$ S31 E40 UOP= S10 E12 N10 W12\$E32 N2

USP= E13 N25 W13 S25\$ N29\$ PTR=N50 FUS= W38 S39 E38N39\$ S50\$.