

N1/2 OF S1/2 OF NE1/4 OF NE1/4
EX RD R/W WITHIN CR-245.
397-467, 423-397, WD 1301-1321

TODD TYLER J
8356 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-5S-17-09200-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	11517.00	1.00/
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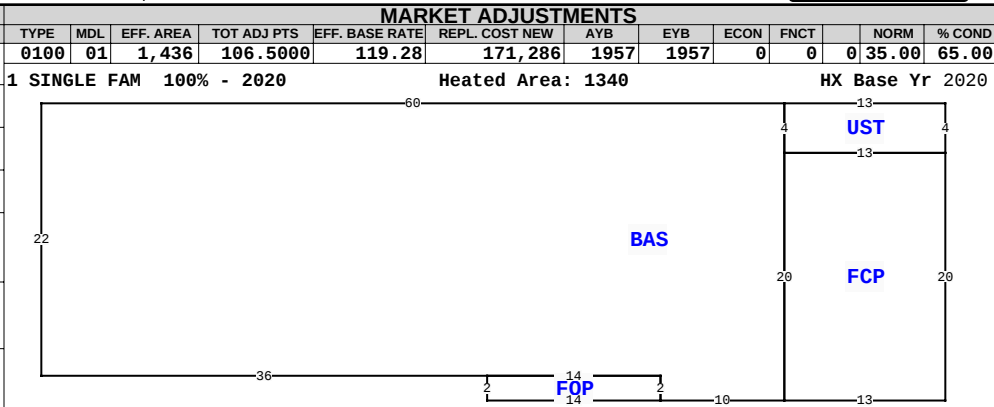
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	103,893
FCP	260	25		65	5,039
FOP	28	30		8	620
UST	52	45		23	1,783

TOTALS	1,680			1,436	111,336
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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	0030	BARN,MT	0	0	12	16	192.00	UT	0.75	0.75	
2	0040	BARN,POLE	0	0	16	22	352.00	UT	0.45	0.45	
3	0040	BARN,POLE	0	0	23	50	1,150.00	UT	0.63	0.63	
4	0040	BARN,POLE	0	0	40	42	1,680.00	UT	0.30	0.30	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
6	0040	BARN,POLE	0	0	12	62	744.00	UT	0.45	0.45	
7	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	

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	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.82	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.82	AC	

REVIEW DATE	08/01/2017	BY	BC
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

8354 SE COUNTY ROAD 245 , LAKE CITY

TOTAL OB/XF											
5,260											
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	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.82	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.82	AC	

Total Acres:	9.82	Total Land Value:	13,425	Market:	83,790	Agricultural:	3,925	Common:	9,500
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,336
TOTAL MARKET OB/XF VALUE		5,260
TOTAL LAND VALUE - MARKET		93,290
TOTAL MARKET VALUE		130,021
SOH/AGL Deduction		42,355
ASSESSED VALUE		87,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,944
TOTAL JUST VALUE		209,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9269	M H	125	01/20/1995
9232	PUMP/UTPOL	30	01/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/2700	7/24/2019	WD U	I	I	30	100
GRANTOR: GINGER TODD						
GRANTEE: TYLER J TODD						
1301/1729	9/22/2015	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (C M R						
GRANTEE: GINGER TODD						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S22 E36 FOP= S2 E14 N2 W14\$ E14 S2 E10 FCP= E13 N20 W13 S20\$ N20 UST= E13 N4 W13 S4\$ N4\$.											