

ROBERTS AARON F/ROBERTS CASEY H
8438 SE CR-245
LAKE CITY, FL 32025

11-5S-17-09200-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		31	VINYL SID 100		0100	01	1,921	126.3328	141.49	271,802	2006	2006			0	0	23.75	76.25	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM				100%	2007				Heated Area: 1663				HX Base Yr 2007				Tax Group: 3					Tax Dist:												
Roof Cover		14	PREFIN MT 100																	BUILDING MARKET VALUE					207,249														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					500														
Interior Floo		12	HARDWOOD 90																	TOTAL LAND VALUE - MARKET					22,400														
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					230,149														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					82,899														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					147,250														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB		50,722												
Bathrooms			2 100																	BASE TAXABLE VALUE					96,528														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					230,149														
Stories		1.	1. 100																	NCON VALUE					0														
Architectual		05	CONV 100																	INCOME VALUE																			
Units			0 100																	PREVIOUS YEAR MKT VALUE					233,547														
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		07	07																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				02																																
NEIGHBORHOOD/LOC		11517.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,663	100		1,663	179,415																																		
FOP	184	30		55	5,934																																		
FOP	196	30		59	6,365																																		
UDC	576	25		144	15,536																																		
TOTALS		2,619		1,921	207,249																																		
EXTRA FEATURES					8438 SE COUNTY ROAD 245 , LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU																
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	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500																								