COMM SW COR OF S1/2 OF S1/2 OF N
FOR POB, E 1289.74 FT, N 332.54
TO E R/W OF CR 245, S ALONG R/W

SOUTHWELL KENNETH BRUCE/SOUTHWELL CYNTHIA MARIE
8701 SE CR 245
LAKE CITY, FL 32025

2026

12-5S-17-09217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

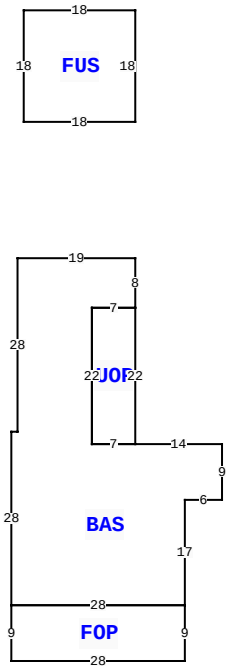
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	73,913
FOP	252	30		76	4,681
FUS	324	100		324	19,956
UOP	154	20		31	1,910
TOTALS	1,930			1,631	100,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	84.6090	94.76	154,554	1910	1910	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1524 HX Base Yr 2021



8701 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		100,460
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		93,480
TOTAL MARKET VALUE		116,194
SOH/AGL Deduction		33,745
ASSESSED VALUE		82,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,727
TOTAL JUST VALUE		196,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049503	Remodel	17,988	03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2488	6/14/2021	WD	U	I	11	100
GRANTOR: SOUTHWELL KENNETH BRU						
GRANTEE: SOUTHWELL KENNETH B						
1345/2115	9/28/2017	PR	U	I	11	0
GRANTOR: KENNETH BRUCE SOUTHWE						
GRANTEE: KENNETH BRUCE SOUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S28 W1 S28 FOP= S9 E28 N9 W28$ E28 N17 E6 N9 W14
UOP= N22 W7 S22 E7$ W7 N22 E7N8$ PTR=N40 FUS= W18 S18 E18
N18$ S40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.84	AC		1.00	1.00	1.00	445.00	445.00	3,934							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	83,980							

REVIEW DATE 08/07/2017 BY DF Total Acres: 9.84 Total Land Value: 13,434 Market: 83,980 Agricultural: 3,934 Common: 9,500 PRINTED 11/18/2025 BY SYS