COMM SW COR OF SEC, RUN E 971.64
CR-245, RUN NW ALONG C/L 516.11
FT TO E R/W CR-245 FOR POB, RUN

TULP JAN P
10089 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

13-5S-17-09227-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

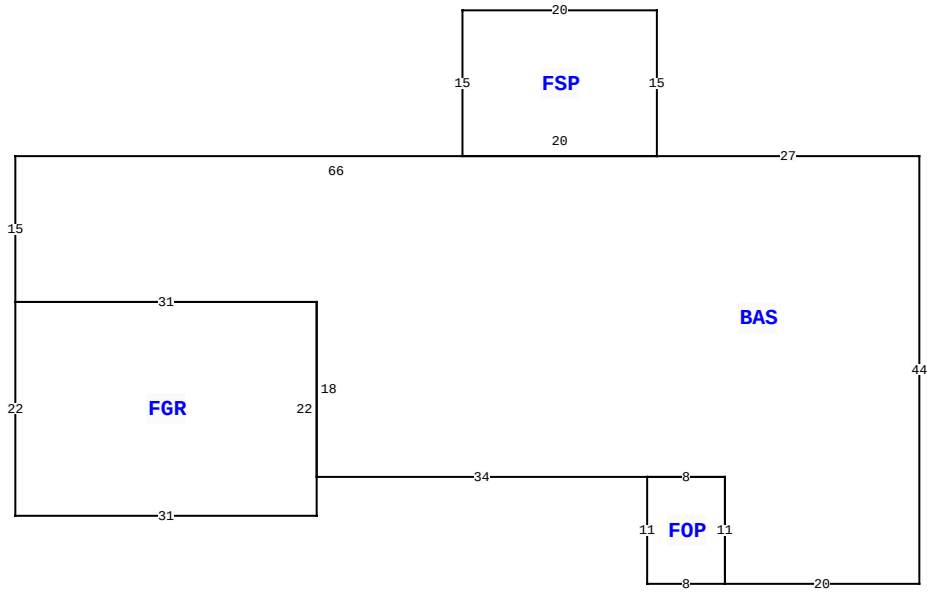
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100		2,731	214,935
FGR	682	55		375	29,513
FOP	88	30		26	2,046
FSP	300	40		120	9,445
TOTALS	3,801			3,252	255,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,252	108.1100	121.08	393,752	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2731 HX Base Yr



10089 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		255,939
TOTAL MARKET OB/XF VALUE		23,105
TOTAL LAND VALUE - MARKET		122,700
TOTAL MARKET VALUE		290,490
SOH/AGL Deduction		97,928
ASSESSED VALUE		192,562
TOTAL EXEMPTION VALUE	HX HB 13	192,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,744

SALE:1:1: ADJ SALE INCLUDED ORB 668-142 $8300.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28570	MAINT/ALTR	70	05/13/2010
16514	SFR	125	01/19/2000
9921	POOL	75	07/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2609	2/05/2021	WD	U	I	14	0

GRANTOR: TULP JAN P
GRANTEE: TULP JAN PETER REVO

1428/312	1/12/2021	WD	U	I	14	0

GRANTOR: TULP JAN P
GRANTEE: TULP JAN PETER REVO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N15 W20 S15 E20$ W66 S15 FGR= S22 E31 N22W31$ E31 S18 E34 FOP= S11 E8 N11 W8$ E8 S11 E20 N44$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	979.00	UT	1.50	1.50	100	1995	1995	3	100	1,469	
5	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 23,105

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	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.45	AC		1.00	1.00	1.00	280.00	280.00	5,446							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.45	AC		1.00	1.00	1.00	6,000.00	6,000.00	116,700							

REVIEW DATE 08/01/2017 BY DF Total Acres: 20.45 Total Land Value: 11,446 Market: 116,700 Agricultural: 5,446 Common: 6,000 PRINTED 11/18/2025 BY SYS