COMM AT SW COR OF SEC 13, RUN E
FOR POB, NE 1825.77 FT, N 364.67
N 517.18 FT, SW 2446.60 FT TO E

GOVE SCOTT/GOVE KAY
10191 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

13-5S-17-09227-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

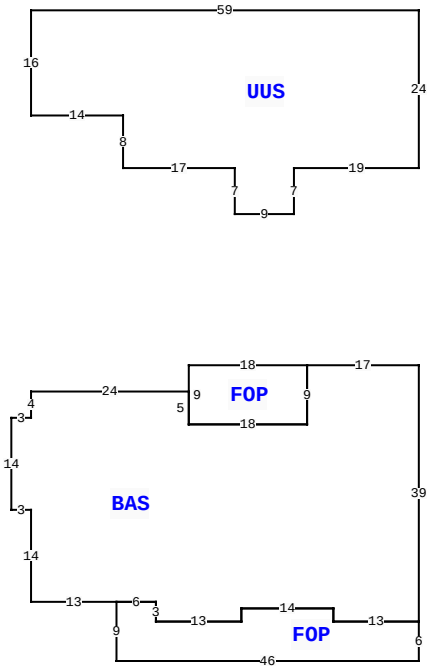
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,000	100		2,000	259,506
FOP	162	30		49	6,358
FOP	322	30		97	12,586
UUS	1,367	50		684	88,751
TOTALS	3,851			2,830	367,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,830	130.1685	145.79	412,586	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2000 HX Base Yr 2015



10191 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		367,202
TOTAL MARKET OB/XF VALUE		25,020
TOTAL LAND VALUE - MARKET		213,500
TOTAL MARKET VALUE		418,662
SOH/AGL Deduction		131,125
ASSESSED VALUE		287,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,815
TOTAL JUST VALUE		605,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048209	Electrical Servic	0	09/19/2023
31676	SFR	719	01/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1255/1238	5/14/2013	PR	Q	V	01	90,000

GRANTOR: ESTATE OF JAMES EARL
GRANTEE: SCORR & KAY GOVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W18 S9 E18 N9$ S9 W18 N5 W24 S4 W3 S14 E3 S14 E13 FOP= S9 E46 N6 W13 N2 W14 S2 W13 N3 W6$ E6 S3 E13 N2 E14 S2 E13 N39$ PTR= N30 UUS= N24 W59 S16 E14 S8 E17 S7 E9 N7 E19$ S30$.

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	2014	2014	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	100	2014	2014	3	100	1,260	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	10.00	10.00	100	2014	2014	3	100	2,400	
4	0296	SHED METAL	0	100	10	24	240.00	UT	9.00	9.00	100	2014	2014	3	100	2,160	
5	9915	RV SITE	0	0	0	0	6.00	UT	3,000.00	3,000.00	100	2025	2024		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 25,020

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	1.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	10,500							
2	2820	C	RV PARK	0					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	280.00	280.00	4,760							
4	6720	A	SWINE	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	380.00	380.00	4,180							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	196,000							

REVIEW DATE 12/11/2023 BY mark Total Acres: 30.50 Total Land Value: 26,440 Market: 196,000 Agricultural: 8,940 Common: 17,500 PRINTED 11/18/2025 BY SYS