

COMM AT SW COR OF NE1/4, RUN E
485.74 FT FOR POB, SW 241.56
FT, NW 193.24 FT, NE 250 FT TO

GAY CHESLEY/GAY AMANDA
3460 SE CR-245
LAKE CITY, FL 32025

2026

14-4S-17-08344-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		1.5 100
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 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 14417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	146,523
FGR	440	55		242	20,472
FOP	8	30		2	169
UEP	140	60		84	7,106
UST	220	45		99	8,375

TOTALS 2,540 2,159 182,646

EXTRA FEATURES

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	0280	POOL R/CON	0 100	16	32	512.00	UT	52.50	52.50	30	1963	1963	3	30	8,064	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0297	SHED CONCR	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,260							

REVIEW DATE 12/21/2023 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,159	116.2060	130.15	280,994	1963	1963	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2013			Heated Area: 1732						HX Base Yr 2013				
The diagram shows a floor plan with several labeled areas and dimensions: UEP (Upper Entry Porch): A small square area at the top with a width of 14 and a height of 10. UST (Upper Staircase): A rectangular area on the left with a width of 22 and a height of 10. FGR (Front Garden Room): A rectangular area on the left, below UST, with a width of 22 and a height of 20. BAS (Bathroom): A large rectangular area on the right with a width of 33 and a height of 30. FOP (Front Open Porch): A small rectangular area at the bottom center with a width of 4 and a height of 2. Other dimensions shown include a total width of 25 for the main right section, a total width of 23 for the bottom section, and a total height of 30 for the main right section.													

3460 SE COUNTY ROAD 245 , LAKE CITY

3400 SE COUNTY ROAD 243 / LAKE CITY				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
512.00	UT	52.50	52.50	30	1963	1963	3	30	8,064				
1.00	UT	0.00	0.00	100	0	0	3	100	400				
1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200				
1.00	UT	0.00	0.00	100	2013	2013	3	100	100				
1.00	UT	0.00	0.00	100	2013	2013	3	100	400				
1.00	UT	0.00	0.00	100	2013	2013	3	100	100				

TOTAL OB/XF													10,264	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	ADJ	UNIT
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE		PRICE
	A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	14,000.00		14,000.00		

Market: 0 Agricultural: 0 Common: 15,260

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,646	
TOTAL MARKET OB/XF VALUE		10,264	
TOTAL LAND VALUE - MARKET		15,260	
TOTAL MARKET VALUE		208,170	
SOH/AGL Deduction		98,523	
ASSESSED VALUE		109,647	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		58,925	
TOTAL JUST VALUE		208,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048840	Electrical Servic	0	12/12/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1246/2080	11/16/2012	WD	U	I	11	100	
GRANTOR: TEVIS JOHN GAY							
GRANTEE: CHESLEY & AMANDA GA							
1236/1219	6/08/2012	WD	U	I	30	50,000	
GRANTOR: DEWY P GAY & TERESA G							
GRANTEE: TEVIS JOHN GAY							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 UEP= N10 W14 S10 E14\$ W33 UST= W22 S10 E22 N10\$ S10
FGR= W22 S20 E22 N20\$ S20 E23FOP= E4 N2 W4 S2\$ N2 E4 S2 E31
N30\$.