

COMM AT SW COR OF NE1/4, RUN E
485.74 FT TO SW R/W OF CR 245,
SE ALONG R/W 210 FT, S 80 FT

GAY TEVIS J
3186 SE CR 245
LAKE CITY, FL 32025

2026

14-4S-17-08344-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	14417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,056	100
UOP	72	20
USP	96	35
TOTALS	1,224	1,104
		56,662

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,104	70.5024	78.96	87,172	1940	1940	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0													
Heated Area: 1056 HX Base Yr													
3488 SE COUNTY ROAD 245 , LAKE CITY													
BLD DATE: 03/16/2022 MLU													

TOTAL OB/XF													
900													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,662	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		2,000	
TOTAL MARKET VALUE		59,562	
SOH/AGL Deduction		342	
ASSESSED VALUE		59,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		59,220	
TOTAL JUST VALUE		59,562	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1206/2503	12/22/2010	WD	U	V	30		0
GRANTOR: FAY D GAY							
GRANTEE: TEVIS J GAY							
1206/0679	10/18/2010	WD	U	V	30		0
GRANTOR: FAY D GAY							
GRANTEE: TEVIS J GAY							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W8 USP= N6 W16 S6 E16\$ W36 S24 E26 UOP= S4 E18 N4 W18\$ E18 N24\$.											