

CAMPBELL CHELSEY A/CAMPBELL-BRINKLEY JESSICA M
3634 SE COUNTY RD 245
LAKE CITY, FL 32025

14-4S-17-08344-003

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall031VINYL SID 100

Exterior Wall00N/A 0

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 100

Interior Floo00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units020WOOD FRAME 100
0 100
0 100

Condition Adj Kitchen Adj0303 100
0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC14417.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,2801002,280255,530

FOP9635343,810

TOTALS2,3762,314259,340

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNTNORM% COND

0203022,314117.0000120.51278,86020212021007.0093.00

1MANUF 3100% - 2022Heated Area: 2280HX Base Yr 2022

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUENOTES

19945Well/Sept0100001.00UT7,000.007,000.0010031007,000

TOTAL OB/XF7,000

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDTUNIT TYPEDPHT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.001.84AC1.001.001.0014,000.0014,000.0025,760

REVIEW DATE06/30/2021BYJBTotal Acres: 1.84Total Land Value: 25,760Market: 0Agricultural: 0Common: 25,760PRINTED 11/20/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE259,340

TOTAL MARKET OB/XF VALUE7,000

TOTAL LAND VALUE - MARKET25,760

TOTAL MARKET VALUE292,100

SOH/AGL Deduction67,874

ASSESSED VALUE224,226

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE173,504

TOTAL JUST VALUE292,100

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,677

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1418/03588/16/2020WDU V 30100

GRANTOR: CHELSEY A CAMPBELL

GRANTEE: CHELSEY A CAMPBELL

1418/03568/16/2020WDU V 30100

GRANTOR: TEVIS J GAY

GRANTEE: CHELSEY A CAMPBELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=30,14] E76 S30 W76 N30 \$
FOP=[ORIG=30,38] E16 S6 W16 N6 \$
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