

REGISTER PAUL RANDOLPH/REGISTER TERESA GAY
3796 SE CR 245
LAKE CITY, FL 32025

14-4S-17-08345-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	17	MSNRY STUC 80								0100	01	2,946	103.7400	116.19	342,296	1980			0	0	0	35.00	65.00	VALUATION BY									
Exterior Wall	21	STONE 20								1 SINGLE FAM 100% - 0 Heated Area: 2330 HX Base Yr														STANDARD									
Roof Structur	03	GABLE/HIP 100																						Tax Group: 3 Tax Dist:									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 222,492									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 22,883									
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET 15,000									
Interior Floo	06	VINYL ASB 20																						TOTAL MARKET VALUE 253,320									
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 94,499									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 158,821									
Bedrooms		3 100																						TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms		2 100																						BASE TAXABLE VALUE 108,099									
Frame	01	NONE 100																						TOTAL JUST VALUE 260,375									
Stories	1.	1. 100																						NCON VALUE 0									
Architectual	05	CONV 100																						INCOME VALUE									
Units		0 100																						PREVIOUS YEAR MKT VALUE 261,131									
Condition Adj	03	03 100																						LAND:1:1: JOINS 08345-001 (17.00 AC.)									
Kitchen Adjus	01	01 100																															
Quality	05	05																															
DOR CODE	5000	IMPROVED AG																															
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	2,330	100		2,330	175,970																												
FEP	128	80		102	7,703																												
FEP	180	80		144	10,875																												
FOP	290	30		87	6,571																												
FST	100	55		55	4,154																												
UGR	506	45		228	17,219																												
TOTALS	3,534			2,946	222,492																												
EXTRA FEATURES										3796 SE COUNTY ROAD 245 , LAKE CITY										BLD DATE													
																				XF DATE													
																				LGL DATE													
																				LAND DATE													
																				AG DATE													
																				05/03/2023 MLU													
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																	
3	0296	SHED METAL	0	100	0	0	408.00	UT	3.30	3.30	100	0	0	3	100	1,346																	
4	0294	SHED WOOD/	0	100	0	0	720.00	UT	1.70	1.70	100	0	0	3	100	1,224																	
5	0280	POOL R/CON	0	100	14	25	350.00	UT	70.00	70.00	100	1999	1999	3	40	9,800																	
6	0166	CONC, PAVMT	0	100	30	42	910.00	UT	1.50	1.50	100	1999	1999	3	100	1,365																	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900																	
8	0282	POOL ENCL	0	100	28	36	1,008.00	UT	15.00	15.00	100	2013	2013	3	40	6,048																	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800																	
LAND DESCRIPTION										TOTAL OB/XF										22,883													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	7,500.00	7,500.00	7,500																
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	445.00	445.00	445																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500																
REVIEW DATE	04/24/2017	BY	DF	Total Acres: 2.00			Total Land Value: 7,945			Market: 7,500			Agricultural: 445			Common: 7,500			PRINTED 10/03/2025 BY SYS														