

COMM SE COR OF SE1/4 OF NW1/4, R
TO N R/W CR-245, RUN NW 443.89 F
NW 174.47 FT, N 435.20 FT, SE 30

MCGUERTY MARK S/MCGUERTY MARY A
3261 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08346-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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 14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100		1,489	120,808
FGR	560	55		308	24,989
FOP	27	30		8	649
FSP	192	40		77	6,247

TOTALS 2,268 1,882 152,694

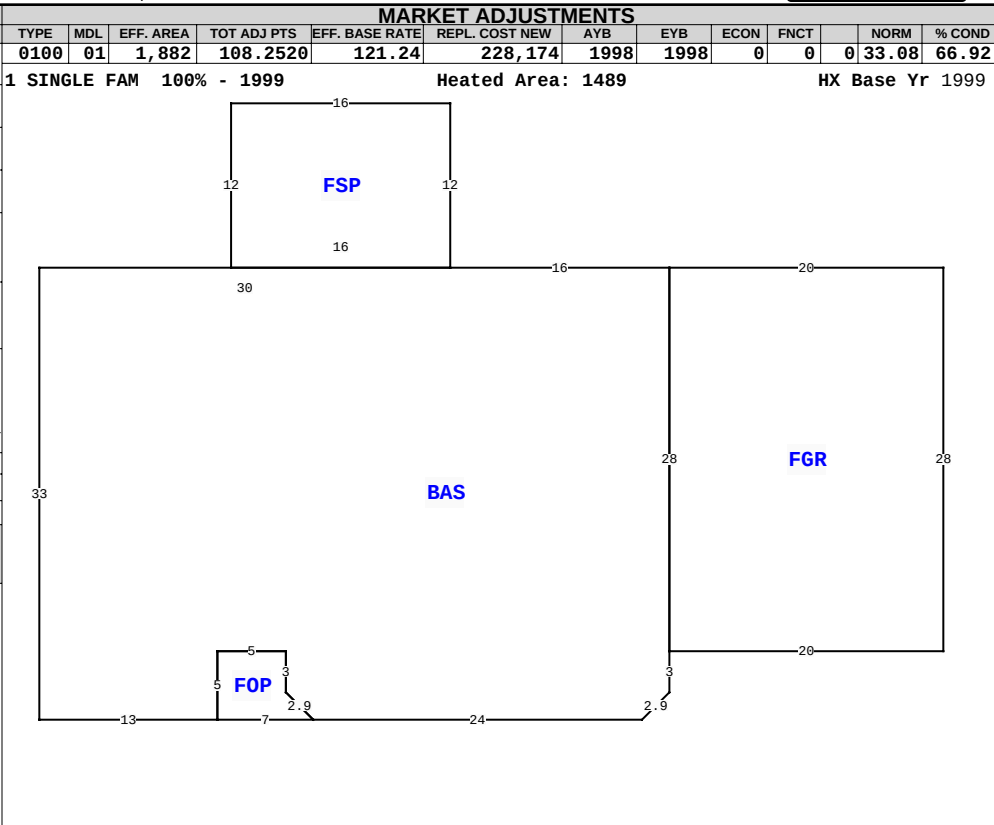
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1,298.00	UT	1.50	1.50	100	1998	1998	3	100	1,947	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0166	CONC, PAVMT	0 100	13	17	221.00	UT	1.50	1.50	100	1998	1998	3	100	332	

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	2.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,750							

REVIEW DATE 04/18/2017 BY DF



3261 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE	11/03/1998	CM	LGL DATE	
XF DATE			LAND DATE	04/07/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF																3,479
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TOTAL OB/XF																3,479
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Total Acres: 2.25 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,694
TOTAL MARKET OB/XF VALUE		3,479
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		189,923
SOH/AGL Deduction		61,045
ASSESSED VALUE		128,878
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,156
TOTAL JUST VALUE		189,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,730

SALE:1:1: FAMILY (NO DOC STAMPS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13938	SFR	255	04/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/1477	3/20/1997	QC	Q	V	01	0

GRANTOR: RICHARD MCGUERTY

GRANTEE: MARK MCGUERTY

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W16 FSP= N12 W16 S12 E16\$ W30 S33 E13 FOP= E7 U2 L2
N3 W5 S5\$ N5 E5 S3 R2 D2 E24 R2 U2 N3 FGR= E20 N28 W20
S28\$ N28\$.

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