COMM NW COR OF SE1/4 OF NW1/4, R
TO N R/W OF C-245, RUN SE ALONG
FOR POB, RUN N 580.40 FT, E 477

BONDS RANDALL J JR/BONDS HELEN W
3187 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

14-4S-17-08352-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

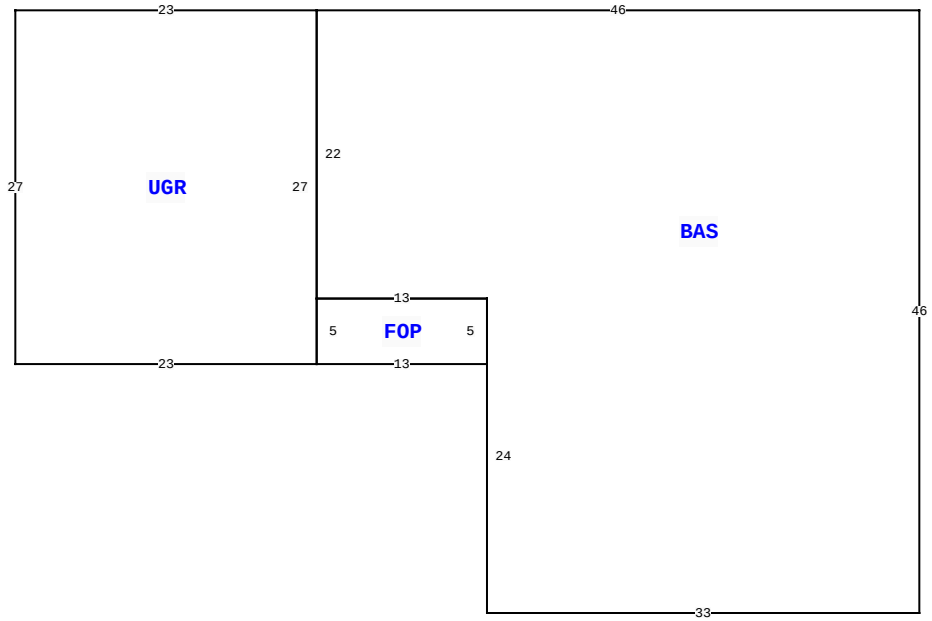
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	145,438
FOP	65	30		20	1,613
UGR	621	45		279	22,493
TOTALS	2,490			2,103	169,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	110.7400	124.03	260,835	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1804 HX Base Yr



3187 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,543
TOTAL MARKET OB/XF VALUE		3,734
TOTAL LAND VALUE - MARKET		50,235
TOTAL MARKET VALUE		223,512
SOH/AGL Deduction		98,690
ASSESSED VALUE		124,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,100
TOTAL JUST VALUE		223,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043888	Roof Replacement	15,580	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UGR= W23 S27 E23 N27$ S22 FOP= S5 E13 N5 W13$E13 S24 E33 N46$.

EXTRA FEATURES

LN	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	10	150	1,500.00	UT	0.70	0.70	100	0	0	3	100	1,050	
2	0166	CONC,PAVMT	0	100	36	43	1,548.00	UT	0.70	0.70	100	0	0	3	100	1,084	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,734

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.91	AC		1.00	1.00	1.00	8,500.00	8,500.00	50,235							

REVIEW DATE 04/18/2017 BY DF Total Acres: 5.91 Total Land Value: 50,235 Market: 0 Agricultural: 0 Common: 50,235 PRINTED 11/19/2025 BY SYS