

COMM SW COR OF SW1/4 OF NE1/4, R
TO N R/W OF CR-245 FOR POB, RUN
443.89 FT, NE 412.62 FT, SE 789.

TOWNSEND CHAD E/TOWNSEND CLARISSA M
3379 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08353-002



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	13	LAM/VNPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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
BAS	342	100
BAS	2,393	100
FCP	420	25
FDG	720	60
FOP	252	30
UDU	240	55
TOTALS	4,367	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,480	98.1540	109.93	382,556	1972	1972	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2014 Heated Area: 2735 HX Base Yr 2014													
3379 SE COUNTY ROAD 245 , LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00	100	0	0	3
2	0070	CARPORT UF	0	100	20	24	1.00	UT 0.00	0.00	100	0	0	3
3	0031	BARN, MT AE	0	100	11	25	1.00	UT 0.00	0.00	100	0	0	3
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00	100	0	0	3
TOTAL OB/XF 4,988													

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
1	0100	C	SFR	100		A-1	0.00	0.00	7.48	AC		1.00	1.00
TOTAL ADJ 0.70 UNIT PRICE 8,500.00 ADJ UNIT PRICE 5,950.00 LAND VALUE 44,506													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		248,661	
TOTAL MARKET OB/XF VALUE		4,988	
TOTAL LAND VALUE - MARKET		44,506	
TOTAL MARKET VALUE		298,155	
SOH/AGL Deduction		113,738	
ASSESSED VALUE		184,417	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		133,695	
TOTAL JUST VALUE		298,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046922	Roof Replacement	4,300	04/10/2023
10731	ADDN SFR	75	02/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1266/1887	12/11/2013	WD	U	I	11	100	
GRANTOR: CHERYL MCGUALEY CORBI							
GRANTEE: CHAD & CLARISSA M T							
1266/1886	12/11/2013	WD	Q	I	01	165,000	
GRANTOR: CHRISTOPHER & LAURETT							
GRANTEE: CHAD & CLARISSA M T							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W57 S12 BAS= W18 S19 E18 N19\$ S29 E21 N7 FOP= E36N7 W36 S7\$ N7 E36 FCP= S7 E20 N21 W20 S14\$ N14 E20 N13 W5 N20 W15 S20\$ PTR=N30 UDU= N12 W20 S12 E20\$ S30\$ PTR= N60FDG= N30 W24 S30 E24\$ S60\$.													