COMM NW COR OF NW1/4, RUN S 445.
THE SW'LY R/W CR-245, RUN SW ALO
859.65 FT FOR POB, RUN SE'LY ALO

CLARY THOMAS A/CLARY ELIZABETH D
PO BOX 1514
LAKE CITY, FL 32056

2026

14-4S-17-08354-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	03	03

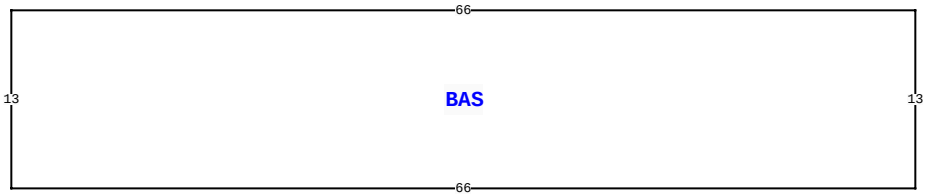
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 14417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	20,294
TOTALS	858			858	20,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	98.5500	59.13	50,734	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 858 HX Base Yr 2023



2894 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		20,294
TOTAL MARKET OB/XF VALUE		51,955
TOTAL LAND VALUE - MARKET		53,231
TOTAL MARKET VALUE		125,480
SOH/AGL Deduction		0
ASSESSED VALUE		125,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,758
TOTAL JUST VALUE		125,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042286	Remodel	300	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1366	12/31/1997	WD	Q	V		27,000
GRANTOR: SUZANNE MASON ADAMS						
GRANTEE: T CLARY						
0801/0025	7/21/1994	WD	Q	V	03	0
GRANTOR: LEVIL H DICKS						
GRANTEE: SUZANNE D MASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 E66 N13$.

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	0030	BARN,MT	0	100	0	0	4,759.00	UT	12.00	12.00	50	1994	1994	3	50	28,554	
2	0296	SHED METAL	0	100	24	33	792.00	UT	12.00	12.00	100	2007	2007	3	100	9,504	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0164	CONC BIN	0	100	0	0	1,536.00	UT	3.00	3.00	90	0	0	3	90	4,147	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,250	

LAND DESCRIPTION

TOTAL OB/XF 51,955

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.25	8,500.00	10,625.00	53,231							

REVIEW DATE 04/27/2017 BY DF Total Acres: 5.01 Total Land Value: 53,231 Market: 0 Agricultural: 0 Common: 53,231 PRINTED 11/20/2025 BY SYS