COMM NW COR OF NW1/4 OF SEC, RUN
TO PT ON SWLY R/W CR 245, CONT S
FT TO POB, CONT SE'LY ALONG CO R

ANTHONY DAVID/COVAULT AMANDA
2824 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

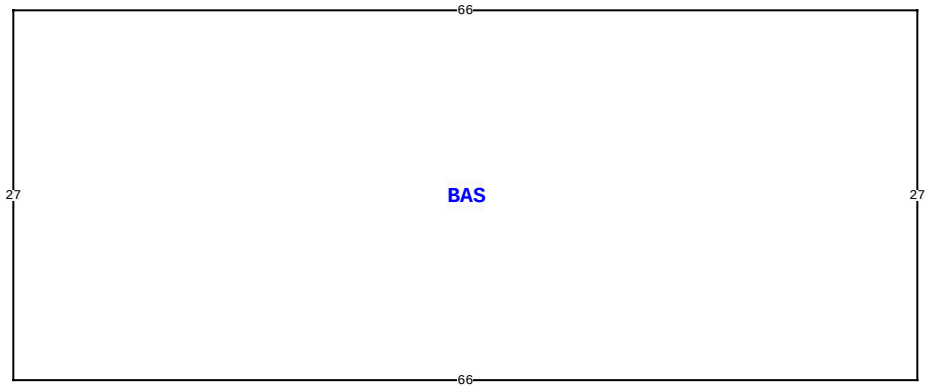
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,782	100		1,782	157,475
TOTALS	1,782			1,782	157,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	119.0000	111.86	199,335	1996	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2022 Heated Area: 1782 HX Base Yr 2022



2824 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		157,475
TOTAL MARKET OB/XF VALUE		14,750
TOTAL LAND VALUE - MARKET		21,335
TOTAL MARKET VALUE		193,560
SOH/AGL Deduction		36,817
ASSESSED VALUE		156,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,021
TOTAL JUST VALUE		193,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,840

SALE:1:1: 1/2 UNDIV INT EACH JTWRS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044081	Electrical Servic	0	04/01/2022
000042220	Remodel	1,000	06/28/2021
12970	M H	125	08/25/1997
12257	M H	125	03/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2414	7/19/2021	WD	Q	I	01	145,000
GRANTOR: CLARY ZACHARY T						
GRANTEE: ANTHONY DAVID						
1442/2412	7/19/2021	QC	U	I	11	100
GRANTOR: CLARY ZACHARY THOMAS						
GRANTEE: CLARY THOMAS A						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0252	LEAN-TO W/	0	100	12	25	300.00	UT	1.50	1.50	100	2021	2020		100	450	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,750

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	2.51	AC		1.00	1.00	1.00	8,500.00	8,500.00	21,335							

REVIEW DATE 04/25/2022 BY JB Total Acres: 2.51 Total Land Value: 21,335 Market: 0 Agricultural: 0 Common: 21,335 PRINTED 09/30/2025 BY SYS