

LOT 2 TIMBERLAND ESTATES S/D.
354-874, WD 1085-1082, WD 1459-2

NAPPIER ALAN/NAPPIER MARGARET
9824 SE CR 245
LAKE CITY, FL 32025

2026

14-5S-17-09236-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
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NEIGHBORHOOD/LOC	14517.010	1.00/
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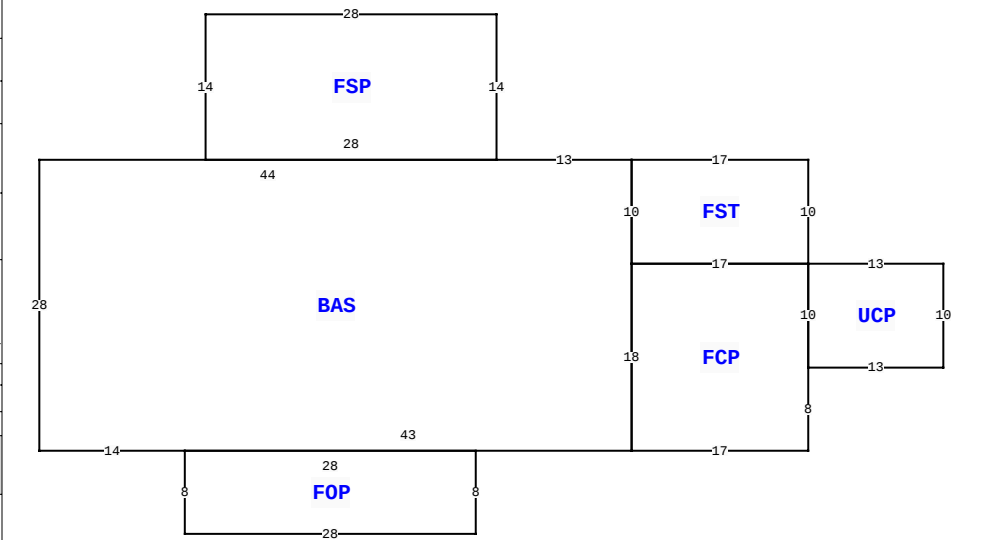
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	144,261
FCP	306	25		76	6,870
FOP	224	30		67	6,056
FSP	392	40		157	14,191
FST	170	55		94	8,497
UCP	130	20		26	2,350

TOTALS	2,818			2,016	182,224
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00
2	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00
3	0040	BARN,POLE	0	100	0	0		1.00	UT 0.00
4	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00
5	0021	BARN,FR AE	0	100	0	0		1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	5.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	124.1600	139.06	280,345	1967	1980		0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 1596 HX Base Yr 2023												



9824 SE COUNTY ROAD 245 , LAKE CITY	BLD DATE	LGL DATE	03/23/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,224	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		239,624	
SOH/AGL Deduction		106,020	
ASSESSED VALUE		133,604	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		82,882	
TOTAL JUST VALUE		239,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046573	Electrical Servic	0	02/22/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1459/2508	2/18/2022	WD	Q	I	01
GRANTOR: TOIGO MARK W					
GRANTEE: NAPPIER ALAN					
1085/1082	5/25/2006	WD	Q	I	
GRANTOR: J L DICKS AND LOTTIE					
GRANTEE: MARK W & MARY K TOI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FSP= N14 W28 S14 E28\$ W44 S28 E14 FOP= S8E28N8 W28\$ E43 FCP= E17 N8 UCP= E13 N10 W13 S10\$ N10 W17 S18\$ N18 FST= E17 N10 W17 S10\$ N10\$.									