LOT 3 BLOCK C FOREST COUNTRY
SECOND ADDITION. ORB 649-120,
(DC 1215-1452; JACK G RANKIN),

RANKIN VIRGINIA V
P O BOX 963
LAKE CITY, FL 32056

2026

15-4S-16-03000-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

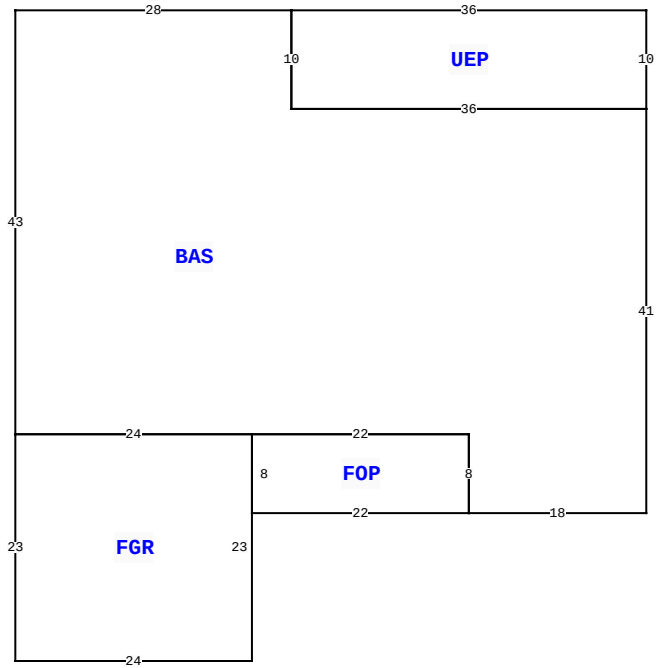
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC		15416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100		2,536	210,793
FGR	552	55		304	25,268
FOP	176	30		53	4,405
UEP	360	60		216	17,954
TOTALS	3,624			3,109	258,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,109	110.7700	124.06	385,703	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 2536 HX Base Yr



245 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,421
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,795
SOH/AGL Deduction		101,061
ASSESSED VALUE		195,734
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		140,012
TOTAL JUST VALUE		296,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046487	Remodel	5,551	02/09/2023
34191	MAINT/ALTR	155	06/28/2016
28525	MAINT/ALTR	70	04/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0120	4/11/1988	WD	Q	V		12,000

GRANTOR: STEVENS ALEX H &
GRANTEE: RANKIN JACK G &

BUILDING NOTES

BUILDING DIMENSIONS

UEP= W36 N10 E36 S10$ BAS= W36 N10 W28 S43 FGR= S23 E24 N23 W24$ E24 FOP= S8 E22 N8 W22$ E22 S8 E18 N41$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	33	660.00	UT	1.40	1.40	100	0	0	3	100	924	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/30/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS