N1/3 OF SE1/4 OF NE1/4 EX RD R/W
384-461, WD 1033-2893, WD 1439-1

JEFFERSON MALIK M
PO BOX 803
LAKE CITY, FL 32056

2026

23-4S-17-08713-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

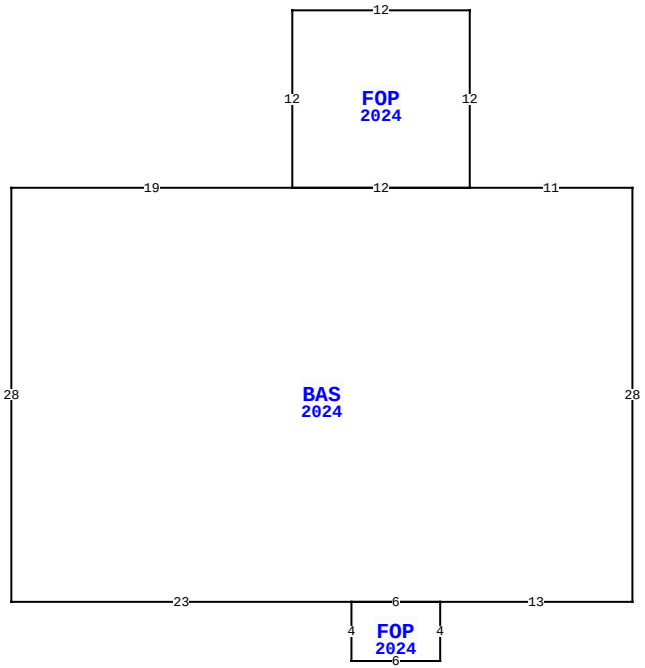
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2024	1,176	154,040
FOP	24	30	2024	7	917
FOP	144	30	2024	43	5,632
TOTALS	1,344			1,226	160,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,226	119.3400	133.66	163,867	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1176 HX Base Yr



4344 SE COUNTY ROAD 245, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,590
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,978
TOTAL MARKET VALUE	250,568
SOH/AGL Deduction	0
ASSESSED VALUE	250,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,568
TOTAL JUST VALUE	250,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046123	New Residential C	215,000	12/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/2216	8/30/2022	WD	Q	V	01	72,000
GRANTOR: DC ASSETS LLC						
GRANTEE: JEFFERSON MALIK M						
1439/1478	6/08/2021	WD	U	V	37	38,500
GRANTOR: WEHRLI IRMA M						
GRANTEE: DC ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,9] S28 E23 E6 E13 N28 W11 W12 W19 $
FOP=[YR=2024;ORIG=79,-3] S12 E12 N12 W12 $
FOP=[YR=2024;ORIG=83,37] S4 E6 N4 W6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0					13.33	AC		1.00	1.00	0.75	9,000.00	6,750.00	89,978							

REVIEW DATE 12/06/2023 BY HC Total Acres: 13.33 Total Land Value: 89,978 Market: 0 Agricultural: 0 Common: 89,978 PRINTED 11/07/2025 BY SYS