S1/3 OF SE1/4 OF NE1/4.
625-686, WD 1061-1135, WD 1061-1

PARKER JAMES L/PARKER DIANA A
4568 SE COUNTY ROAD 245
LAKE CITY, FL 32025-7402

2026

23-4S-17-08713-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

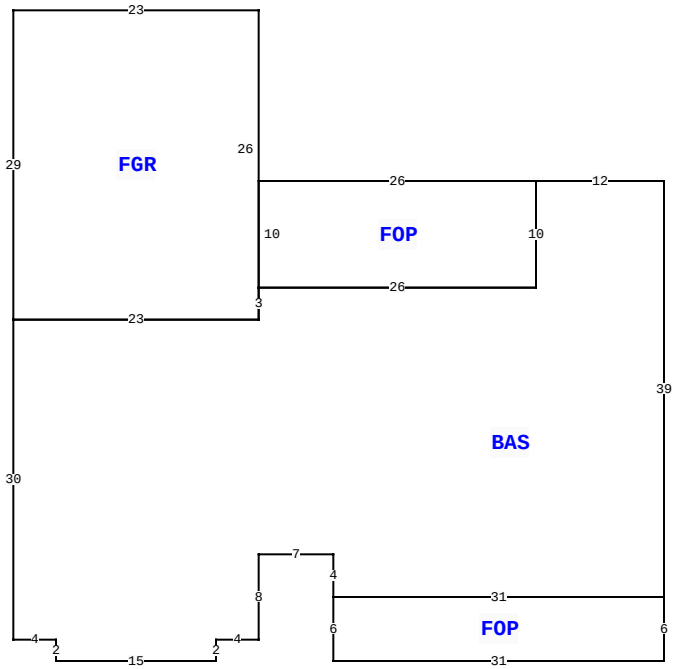
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,914	100		1,914	251,487
FGR	667	55		367	48,221
FOP	186	30		56	7,358
FOP	260	30		78	10,249
TOTALS	3,027			2,415	317,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,415	124.7994	139.78	337,569	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1914 HX Base Yr 2021



4568 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		317,315
TOTAL MARKET OB/XF VALUE		6,428
TOTAL LAND VALUE - MARKET		119,970
TOTAL MARKET VALUE		338,230
SOH/AGL Deduction		90,733
ASSESSED VALUE		247,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,775
TOTAL JUST VALUE		443,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38746	SFR	0	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1300/2172	9/08/2015	WD	Q	V	01	39,500
GRANTOR: LEGACY INVESTMENT LLC						
GRANTEE: JAMES L & DIANA A P						
1061/1138	10/07/2005	WD	Q	V		239,000
GRANTOR: DON REED						
GRANTEE: LEGACY INVESTMENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W26 S10 E26 N10$ S10 W26 FGR= N26 W23 S29 E23 N3$ S3 W23 S30 E4 S2 E15 N2 E4 N8 E7 S4 FOP= S6 E31 N6 W31$ E31 N39$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	100	2019	2019	3	100	2,160	
3	0166	CONC,PAVMT	0	100	24	30	1,008.00	UT	2.25	2.25	100	2020	2020	3	100	2,268	

LAND DESCRIPTION

TOTAL OB/XF 6,428

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	445.00	445.00	5,487							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 07/15/2020 BY HC Total Acres: 13.33 Total Land Value: 14,487 Market: 110,970 Agricultural: 5,487 Common: 9,000 PRINTED 11/07/2025 BY SYS