COMM NE COR OF NW1/4 OF NW1/4,
RUN S 1711.01 FT FOR POB, CONT
S 291.55 FT, W 1485.82 FT TO

LANGE SCOTT R/LANGE ANNETTE A
245 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

24-6S-17-09767-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

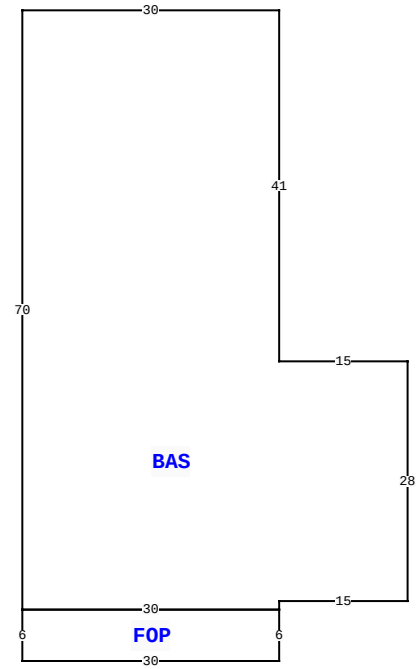
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	290,135
FOP	180	35		63	7,254
TOTALS	2,700			2,583	297,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,583	120.5000	126.52	326,801	2020	2020	0	0	0	9.00	91.00

1 MANUF 4 100% - 2021 Heated Area: 2520 HX Base Yr 2021



245 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		297,389
TOTAL MARKET OB/XF VALUE		27,770
TOTAL LAND VALUE - MARKET		76,228
TOTAL MARKET VALUE		401,387
SOH/AGL Deduction		171,387
ASSESSED VALUE		230,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,278
TOTAL JUST VALUE		401,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049243	Roof Replacement	21,205	02/20/2024
40634	M H	0	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0674	11/26/2019	QC	U	V	11	0
GRANTOR: KRISTIN MARIE LANGE						
GRANTEE: SCOTT R & ANNETTE A						
1321/0242	8/19/2016	WD	Q	V	01	42,000
GRANTOR: TONY B & PATRICIA D F						
GRANTEE: KRISTIN M LANGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E15 N28 W15 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	0070	CARPORT UF	0	100	18	60	1,080.00	UT	4.00	4.00	100	2020	2020	3	100	4,320	
2	0031	BARN,MT AE	0	100	25	30	1.00	UT	0.00	0.00	100	2020	2020	3	100	11,200	
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	25	30	1.00	UT	0.00	0.00	100	2020	2020	3	100	5,250	

LAND DESCRIPTION

TOTAL OB/XF 27,770

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	10.03	AC		1.00	1.00	0.80	9,500.00	7,600.00	76,228							

REVIEW DATE 03/14/2024 BY JS Total Acres: 10.03 Total Land Value: 76,228 Market: 0 Agricultural: 0 Common: 76,228 PRINTED 11/17/2025 BY SYS