

N1/2 OF SW1/4, & S1/2 OF SE1/4
ALL OF SW1/4 OF NW1/4 S OF ROSE
& COMM SW COR OF SEC 25, N 1316.

DOPLER LINDEN E
5653 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

25-4S-17-08734-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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	5000IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	25417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	33,884
BAS	1,008	100		1,008	101,651
BAS	1,404	100		1,404	141,585
FCP	270	25		68	6,858
FGR	352	55		194	19,564
FOP	128	30		38	3,832
FOP	208	30		62	6,253
FST	32	55		18	1,816
FST	160	55		88	8,874
FST	168	55		92	9,278
TOTALS	4,066			3,308	333,592

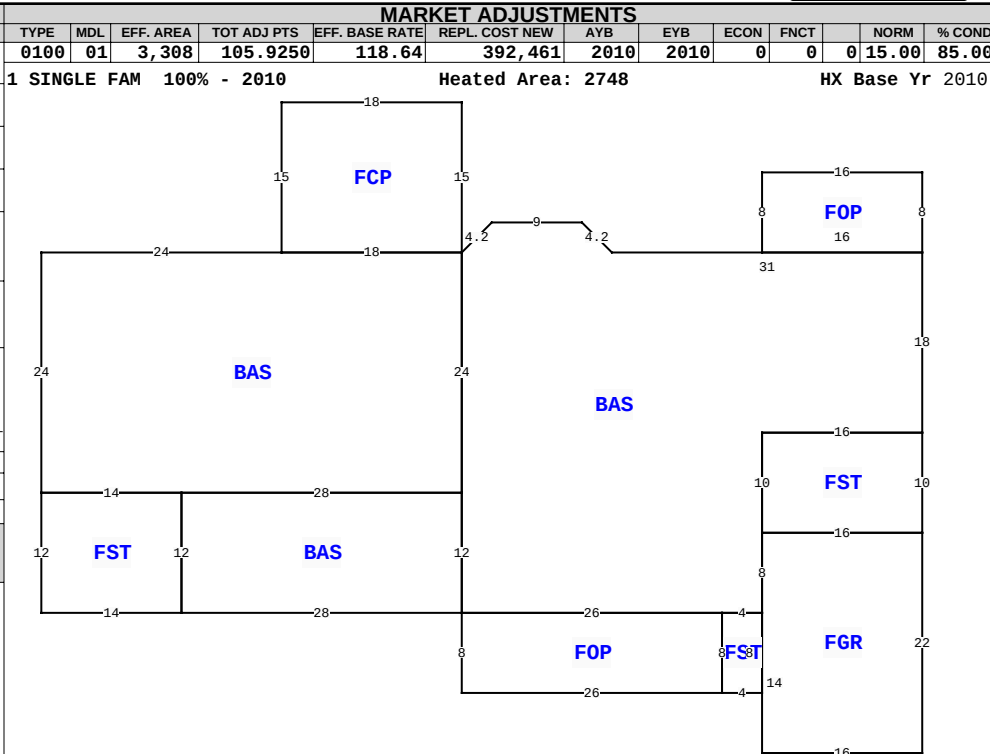
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	120	18	1.00	UT	0.00	0.00	100	0	0	3	100	870	
2	0294	SHED WOOD/	0	100	17	18	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	0021	BARN, FR AE	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	130	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0166	CONC, PAVMT	0	100	0	0	384.00	UT	2.25	2.25	100	2010	2010	3	100	864	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	280.00	280.00	748
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	4,500.00	4,500.00	12,015
5	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215
6	6200	A	PASTURE 3	0		A-1	0.00	0.00	49.90	AC		1.00	1.00	1.00	280.00	280.00	13,972

REVIEW DATE	06/19/2017	BY	BC
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

5653 SE COUNTY ROAD 245 , LAKE CITY

TOTAL OB/XF																	
6,724																	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		333,592	
TOTAL MARKET OB/XF VALUE		6,724	
TOTAL LAND VALUE - MARKET		267,095	
TOTAL MARKET VALUE		371,134	
SOH/AGL Deduction		171,182	
ASSESSED VALUE		199,952	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		149,230	
TOTAL JUST VALUE		607,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		611,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29252	MAINT/ALTR	45	03/18/2011
28755	ADDN SFR	672	07/27/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1447/2404	9/17/2021	WD U	V	V	11	100	
GRANTOR: MARKHAM STEPHEN BLAKE							
GRANTEE: DOPLER LINDEN E							
1168/1324	2/27/2009	PB U	I	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: LINDEN E DOPLER							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W24 S24 FST= S12 E14 N12 W14\$ E14 BAS= S12 E28 N12W28\$ E28 BAS= S12 FOP= S8 E26 N8 W26\$ E26 FST= S8 E4 N8 W4 \$ E4 FGR= S14 E16 N22 W16 S8\$ N8 FST= E16 N10 W16 S10\$ N10 E16 N18 FOP= N8 W16 S8 E16\$ W31 L3 U3 W9 D3 L3 S24\$ N24 FCP= N15 W18 S15 E18\$ W18\$.																	

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ALL OF SW1/4 OF NW1/4 S OF ROSE
& COMM SW COR OF SEC 25, N 1316.

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LAKE CITY, FL 32025

2026

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
DOR CODE		5000 IMPROVED AG																														
MAP NUM										MKT AREA		02																				
NEIGHBORHOOD/LOC		25417.00 1.00/																														
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TOTALS																																
EXTRA FEATURES																																
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LAND DESCRIPTION										TOTAL OB/XF										0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
7	5700	A	TIMBER 4	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	227.00	227.00	6,583															
8	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	113.90	AC		1.00	1.00	1.00	2,200.00	2,200.00	250,580															
REVIEW DATE 06/19/2017 BY BC Total Acres: 117.57 Total Land Value: 30,818 Market: 262,595 Agricultural: 26,318 Common: 4,500 PRINTED 11/18/2025 BY SYS																																