COMM AT NW COR OF SE1/4 OF SEC R
1320.43 FT, S 1125.73 FT FOR POB
S 63 E 1063.82 FT, E 350.27 FT T

THOMAS AUSTIN S
5946 SE CR 245
LAKE CITY, FL 32025

2026

26-4S-17-08741-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

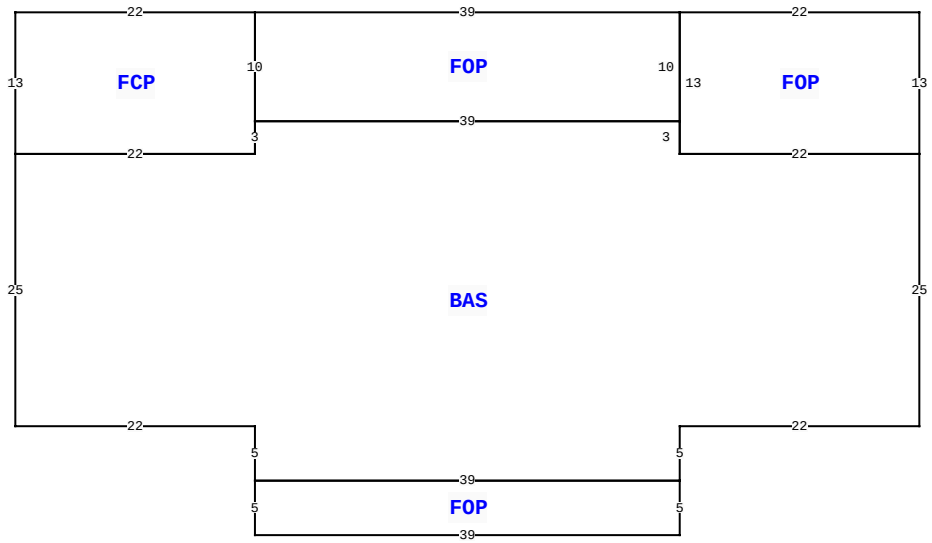
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100		2,387	282,122
FCP	286	25		72	8,509
FOP	195	30		58	6,855
FOP	286	30		86	10,165
FOP	390	30		117	13,828
TOTALS	3,544			2,720	321,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,720	115.9680	129.88	353,274	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2387 HX Base Yr 2017



5946 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		321,479
TOTAL MARKET OB/XF VALUE		47,083
TOTAL LAND VALUE - MARKET		102,050
TOTAL MARKET VALUE		374,548
SOH/AGL Deduction		129,749
ASSESSED VALUE		244,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,077
TOTAL JUST VALUE		470,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39199	POOL	0	01/27/2020
33583	SFR	901	11/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1290/2476	3/10/2015	WD	U	V	30	100

GRANTOR: LINDEN E DOPLER
GRANTEE: AUSTIN S THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N3 FOP= N10 W39 S10 E39$ W39 FCP= N10 W22 S13 E22 N3$ S3 W22 S25 E22 S5 FOP= S5 E39 N5 W39$ E39 N5 E22 N25$ FOP= N13 W22 S13 E22$.

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	30	40	1,200.00	UT	2.50	2.50	60	2016	2016	3	60	1,800	
2	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2020	2020	3	91	41,278	
3	0130	CLFENCE 5	0	100	0	0	210.00	UT	6.50	6.50	100	2020	2020	3	100	1,365	
4	0252	LEAN-TO W/	0	100	20	40	800.00	UT	1.50	1.50	100	2020	2020	3	100	1,200	
5	0296	SHED METAL	0	100	10	16	160.00	UT	9.00	9.00	100	2020	2020	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 47,083

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.95	AC		1.00	1.00	1.00	227.00	227.00	2,486							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.95	AC		1.00	1.00	1.00	9,000.00	9,000.00	98,550							

REVIEW DATE 06/30/2020 BY ME Total Acres: 11.95 Total Land Value: 5,986 Market: 98,550 Agricultural: 2,486 Common: 3,500 PRINTED 10/17/2025 BY SYS