COMM NE COR OF SEC, W 58.95 FT T
STATE ROAD # S-245, S 338.47 FT,
S 310.79 FT, W 435 FT, N 305.63

DECOSA JOSEPH/DECOSA KATHERINE
5194 SE COUNTY ROAD 245
LAKE CITY, FL 32025-2333

2026

26-4S-17-08743-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

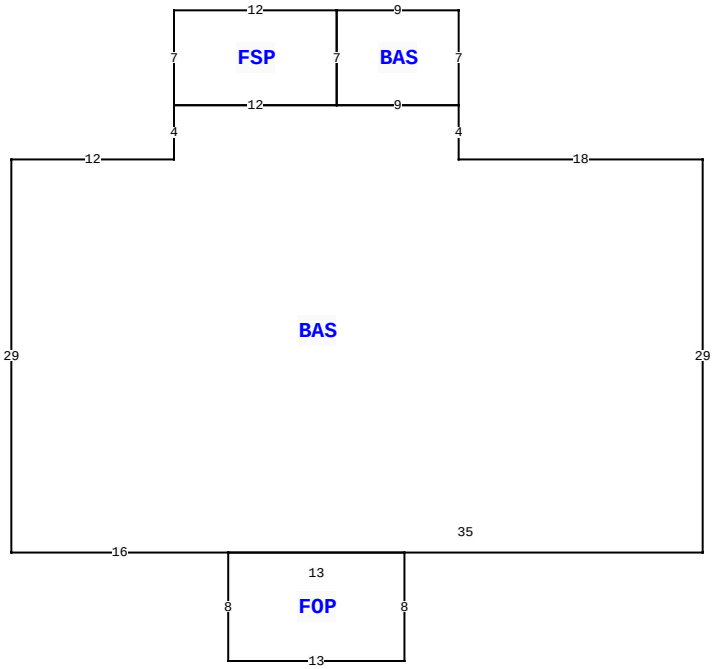
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
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	63	100		63	5,326
BAS	1,563	100		1,563	132,144
FOP	104	30		31	2,621
FSP	84	40		34	2,874
TOTALS	1,814			1,691	142,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	116.1300	130.07	219,948	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1626 HX Base Yr 2023



5194 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,966
TOTAL MARKET OB/XF VALUE		2,132
TOTAL LAND VALUE - MARKET		33,770
TOTAL MARKET VALUE		178,868
SOH/AGL Deduction		102,087
ASSESSED VALUE		76,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,059
TOTAL JUST VALUE		178,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044503	Roof Replacement	9,850	05/20/2022
18666	M H	125	08/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/728	10/14/2022	WD	Q	I	01	185,000
GRANTOR: LENTS SUSAN						
GRANTEE: DECOSA JOSEPH						
1402/0507	12/20/2019	QC	U	I	11	100
GRANTOR: PAM CREWS						
GRANTEE: SUSAN LENTS						

BUILDING NOTES

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	0210	GARAGE U	0	100	38	28	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	432	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 N4 W9 W12 S4 W12 S29 E16 E35 N29 $
FOP=[ORIG=-35,29] S8 E13 N8 W13 $
FSP=[ORIG=-27,-4] N7 W12 S7 E12 $
BAS=[ORIG=-18,-4] N7 W9 S7 E9 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,132

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	3.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,770							

REVIEW DATE 01/11/2023 BY CP Total Acres: 3.07 Total Land Value: 33,770 Market: 0 Agricultural: 0 Common: 33,770 PRINTED 10/17/2025 BY SYS