

COMM NE COR OF NE1/4 OF NE1/4
RUN W 58.95 FT TO W R/W CR-245
FOR POB, RUN W 604.72 FT, S

BLANTON EMORY L/BLANTON NANCY T
5112 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

26-4S-17-08743-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

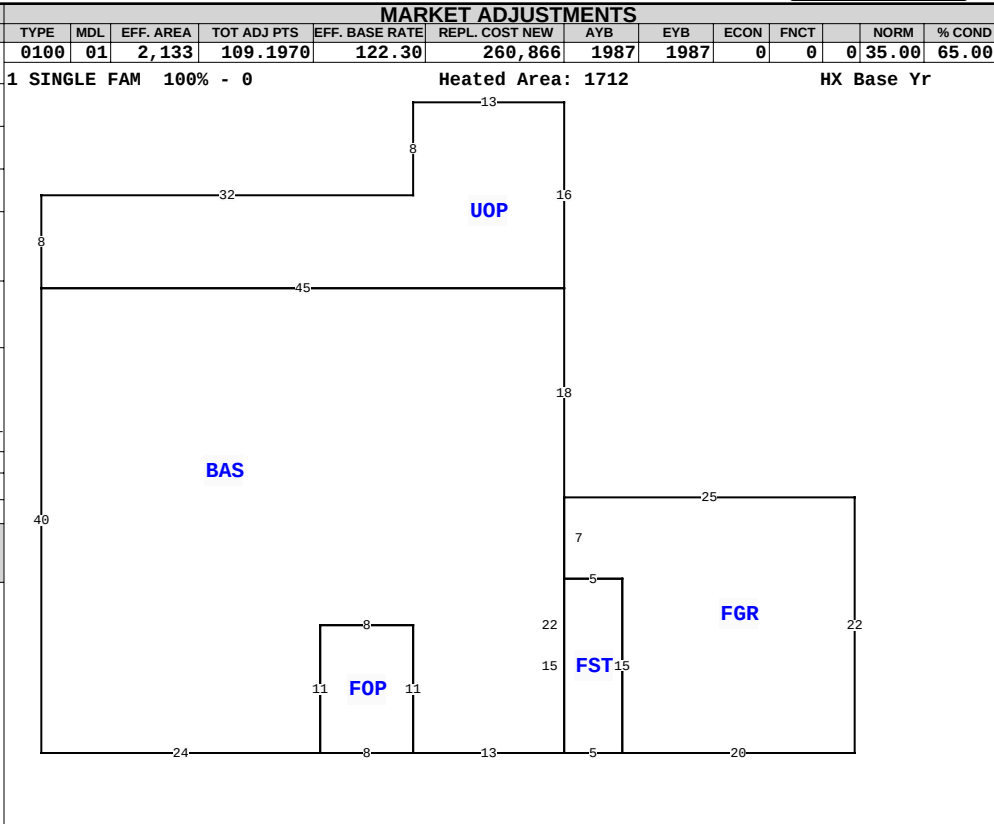
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	136,096
FGR	475	55		261	20,748
FOP	88	30		26	2,067
FST	75	55		41	3,259
UOP	464	20		93	7,393

TOTALS	2,814			2,133	169,563
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0030	BARN,MT	0	0	30	40	1,200.00	UT	9.00	9.00	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	4.59	AC	



5112 SE COUNTY ROAD 245 , LAKE CITY	BLD DATE	LGL DATE	05/16/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	30	40	1,200.00	UT	9.00	9.00	100	2012	2012	3	100	10,800	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF											
15,800											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,563	
TOTAL MARKET OB/XF VALUE		15,800	
TOTAL LAND VALUE - MARKET		45,900	
TOTAL MARKET VALUE		231,263	
SOH/AGL Deduction		82,717	
ASSESSED VALUE		148,546	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		97,824	
TOTAL JUST VALUE		231,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40880	REMODEL	0	11/12/2020
30927	MAINT/ALTR	110	04/10/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP= N16 W13 S8 W32 S8 E45\$ BAS= W45 S40 E24 FOP= N11 E8S11 W8\$ N11 E8 S11 E13 FST= N15 E5 S15 W5\$ N22 FGR= E25 S22 W20 N15 W5 N7\$ N18\$.											