

COMM AT NW COR OF NE1/4, RUN E 1
S 660.92 FT, E 1275.05 FT TO W R
FOR POB, RUN S ALONG R/W 340.72

OGBURN JUNIOR B ESTATE/OGBURN JUDY L
5248 SE CR 245
LAKE CITY, FL 32025

2026

26-4S-17-08743-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0800	02	1,571	113.9000	68.34	107,362	2002	2001	0	0	0	60.00	40.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 50% - 2002													Heated Area: 1512 HX Base Yr 2002													
Roof Cover	03	COMP SHNGL 100	27 27 56 27 22 34 12 14 12 14 BAS FOP													Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 42,945													
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 11,080													
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 50,200													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 104,225													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 12,114													
Bedrooms	3	100														ASSESSED VALUE 92,111													
Bathrooms	2	100														TOTAL EXEMPTION VALUE HA HAB SX 39,998													
Stories	1.	1. 100														BASE TAXABLE VALUE 52,113													
Architectual	01	CONV 100														TOTAL JUST VALUE 104,225													
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 104,225																										
Quality 05 05																PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE 0200 MOBILE HOME																000048797 Roof Replacement 6,800 12/06/2023													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 26417.00 1.00/																SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE																							
BAS	1,512	100		1,512	41,332	0918/1340 1/22/2001 WD Q V 04 10,000																							
FOP	168	35		59	1,613	GRANTOR: BOONE																							
TOTALS 1,680 1,571 42,945			5248 SE COUNTY ROAD 245 , LAKE CITY													GRANTEE: OGBURN (MUST BE REL													
EXTRA FEATURES			BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2024 MLU													BUILDING NOTES													
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	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500													
2	0070	CARPORT UF	0	50	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080													
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000													
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500													
LAND DESCRIPTION																		TOTAL OB/XF 11,080											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200												
REVIEW DATE 06/23/2017 BY BC Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 10/17/2025 BY SYS																													