(ADVERSE POSSESSION) 2022
COMM NE COR OF SW1/4 OF SW1/4, R
FOR POB, CONT S 100 FT, W 210 FT

MYERS CLARENCE
246 NE RANGE RD
LAKE CITY, FL 32055

2026

27-3S-17-05587-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

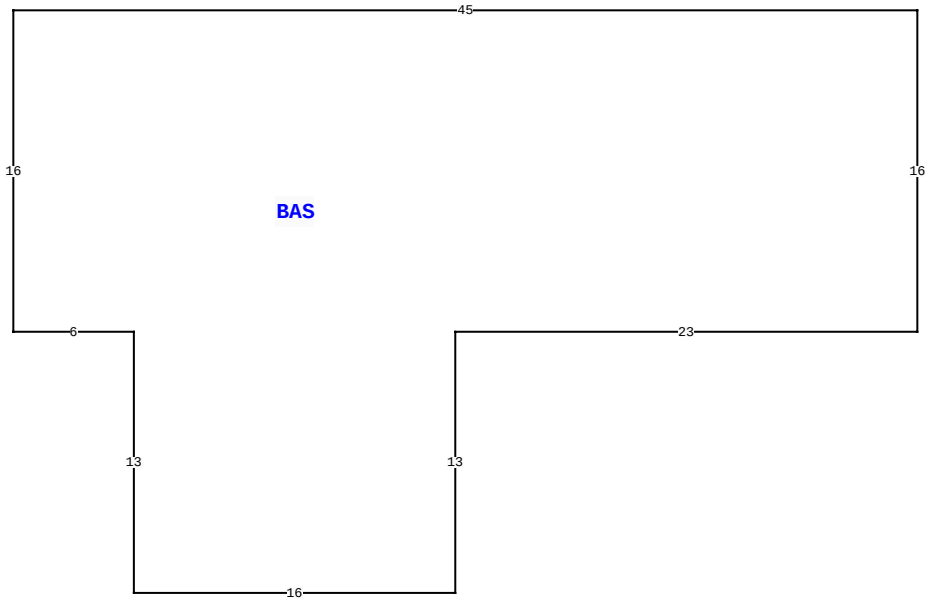
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100		928	23,202
TOTALS	928			928	23,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	928	49.6080	55.56	51,560	1982	1982	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 928 HX Base Yr



246 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,202
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	9,485
TOTAL MARKET VALUE	33,787
SOH/AGL Deduction	0
ASSESSED VALUE	33,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,787
TOTAL JUST VALUE	33,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S16 E6 S13 E16 N13 E23N16$.

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	0	21	22	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0294	SHED WOOD/	0	0	15	21	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		00	0.00	0.00	0.48	AC		1.00	1.00	1.52	13,000.00	19,760.00	9,485							

REVIEW DATE 09/08/2015 BY DF Total Acres: 0.48 Total Land Value: 9,485 Market: 0 Agricultural: 0 Common: 9,485 PRINTED 11/07/2025 BY SYS