NW1/4 OF SW1/4 & E1/2 OF SW1/4 O
AC DESC IN ORB 515-629 & EX 5.01
931-581 & EX 0.56 AC DESC ORB 94

COX ROBERT LEWIS/TODD CATHERINE ELAINE
7131 SE COUNTY ROAD 245
LAKE CITY, FL 32025

**2025**

**31-4S-18-10516-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

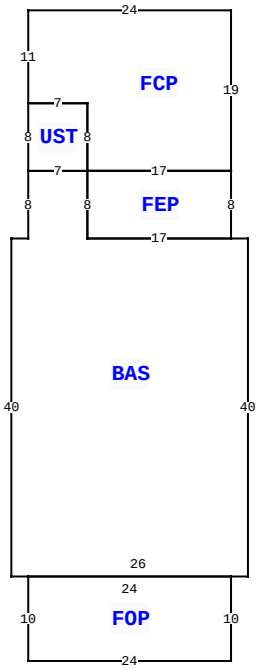
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | | N/A 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 1418.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,176 | 100 | | 1,176 | 51,872 |
| FCP | 400 | 25 | | 100 | 4,411 |
| FEP | 136 | 80 | | 109 | 4,808 |
| FOP | 240 | 30 | | 72 | 3,176 |
| UST | 56 | 45 | | 25 | 1,103 |
| TOTALS | 2,008 | | | 1,482 | 65,370 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,482 | 60.5880 | 67.86 | 100,569 | 1940 | 1940 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1176 HX Base Yr




1073 SE EBENEZER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 65,370 |
| TOTAL MARKET OB/XF VALUE | 200 |
| TOTAL LAND VALUE - MARKET | 147,680 |
| TOTAL MARKET VALUE | 80,367 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 80,367 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 80,367 |
| TOTAL JUST VALUE | 213,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,041 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15020 | REMODEL | 60 | 02/02/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/260 | 3/24/2023 | WD | Q | I | 05 | 200,000 |
| GRANTOR: LIBERATORE FRANK | | | | | | |
| GRANTEE: COX ROBERT LEWIS | | | | | | |
| 1486/522 | 3/10/2023 | QC | U | V | 11 | 100 |
| GRANTOR: LOVETT JERI ANNE | | | | | | |
| GRANTEE: COX ROBERT LEWIS | | | | | | |

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= S8 W2 S40 E2 FOP= S10 E24 N10 W24$ E26 N 40 W2 FEP= W17 N8 E17 S8$ W17 N8 E17 FCP= N19W24 S11 E7 S8 E17$ W17 UST= N8 W7 S8 E7$ W7$.

## LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 4,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 10.56 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,957 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 28.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 7,840 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 10.56 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 31,680 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 28.00 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 112,000 | | | | | | | |

REVIEW DATE 05/15/2023 BY ME Total Acres: 39.56 Total Land Value: 14,797 Market: 143,680 Agricultural: 10,797 Common: 4,000 PRINTED 08/15/2025 BY SYS