LOT 2 BLOCK 3 ANDREWS PARK S/D.
WD 432-358, DC 969-1751, LE 1282

CHERRY GLEN J/CHERRY KIMBERLEIGH A
418 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

34-3S-17-07043-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

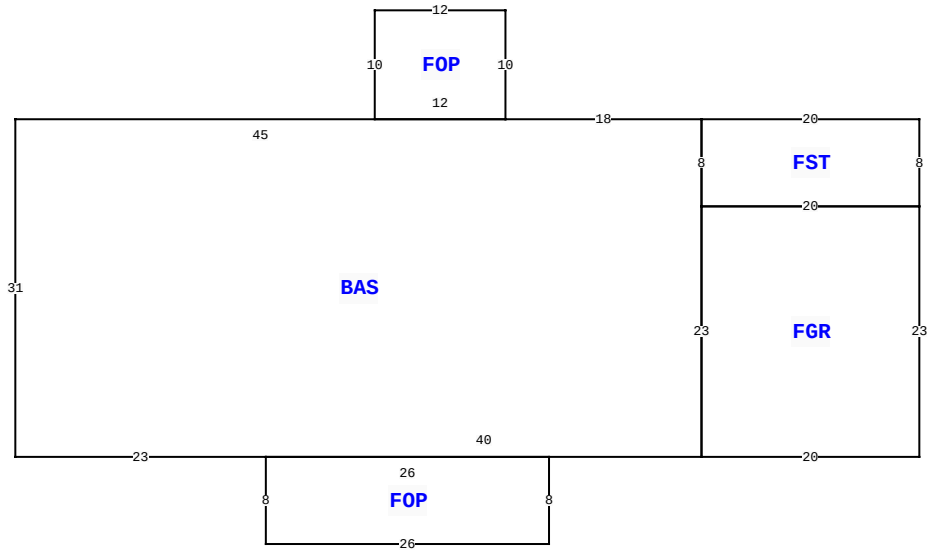
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	157,221
FGR	460	55		253	20,367
FOP	120	30		36	2,898
FOP	208	30		62	4,991
FST	160	55		88	7,084
TOTALS	2,901			2,392	192,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	110.5800	123.85	296,249	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1953 HX Base Yr 2021



418 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,562
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		11,500
TOTAL MARKET VALUE		209,102
SOH/AGL Deduction		56,914
ASSESSED VALUE		152,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,466
TOTAL JUST VALUE		209,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047564	Roof Replacement	15,000	06/28/2023
40993	ELECTRICAL		12/08/2020
7504	M H	60	08/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/2509	7/30/2025	WD	U	I	11	100
GRANTOR: CHERRY GLEN J						
GRANTEE: CHERRY GLEN J						
1282/0240	9/19/2014	WD	U	I	11	100
GRANTOR: PAULINE CHERRY (RESER						
GRANTEE: GLEN J CHERRY (REMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N10 W12 S10 E12$ W45 S31 E23 FOP= S8 E26N8 W26$ E40 FGR= E20 N23 W20S23$ N23 FST= E20 N8 W20 S8$N8$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0294	SHED WOOD/	0	100	35	28	980.00	UT	10.00	10.00	50	2012	2012	3	50	4,900	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 1.00 Total Land Value: 11,500 Market: 0 Agricultural: 0 Common: 11,500 PRINTED 11/21/2025 BY SYS