COMM SW COR OF SEC, RUN E
ALONG S LINE SEC 1329.29 FT,
N 06 DG E 619.77 FT FOR POB,

TODD GREG F/TODD CATHERINE E
7131 SE COUNTY RD 245
LAKE CITY, FL 32025-2955

2026

36-4S-17-09049-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

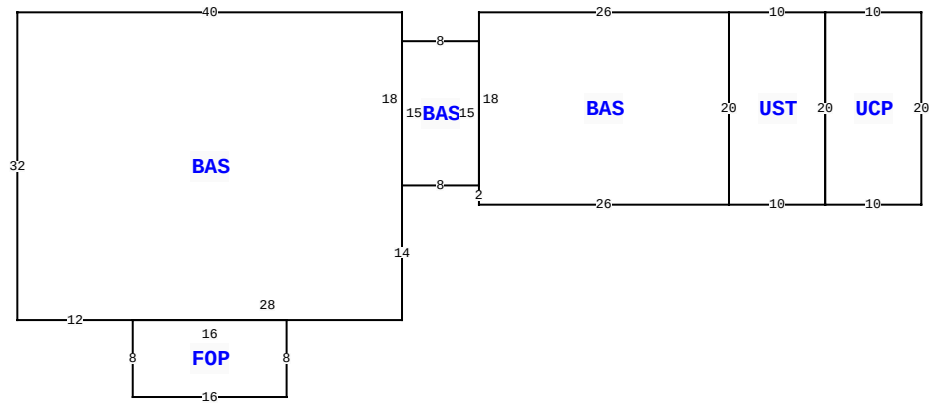
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	8,728
BAS	520	100		520	37,822
BAS	1,280	100		1,280	93,101
FOP	128	30		38	2,764
UCP	200	20		40	2,909
UST	200	45		90	6,546
TOTALS	2,448			2,088	151,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	99.9100	111.90	233,647	1949	1949	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1920 HX Base Yr



275 SE ROBERT COX TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,871
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	165,421
SOH/AGL Deduction	1,762
ASSESSED VALUE	163,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,659
TOTAL JUST VALUE	214,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28306	ADDN SFR	239	01/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0090	12/01/2009	WD	Q	I	01	122,100
GRANTOR: GENEVA COX FEAGLE						
GRANTEE: GREG F & CATHERINE						
0788/0733	6/21/1991	WD	Q	I	02	0
GRANTOR: LOIS M COX						
GRANTEE: GENEVA COX FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 E12 FOP= S8 E16N8 W16$ E28 N14 BAS= E8 BAS= S2 E26 UST= E10 UCP= E10 N20 W10 S20$ N20 W10 S20$ N20 W26 S18$ N15 W8 S15$ N18$.

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	1993	1993	3	100	250	
2	0166	CONC,PAVMT	0	0	20	20	400.00	UT	2.25	2.25	100	2010	2010	3	100	900	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 05/21/2013 BY TW Total Acres: 6.00 Total Land Value: 11,400 Market: 50,000 Agricultural: 1,400 Common: 10,000 PRINTED 11/18/2025 BY SYS