COMM SW COR OF SEC, RUN E
1798.33 FT FOR POB, E 210 FT,
N 5 DEG E 210 FT, W 210 FT,

TODD GREG/TODD CATHERINE
7131 SE COUNTY ROAD 245
LAKE CITY, FL 32025-2955

2026

36-4S-17-09049-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	06

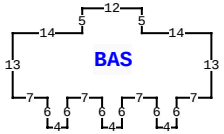
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36417.00	1.00/	

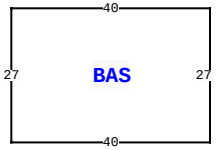
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	652	100		652	82,095
BAS	1,080	100		1,080	135,986
BAS	1,080	100		1,080	135,986
FOP	48	30		14	1,763
PTO	100	5		5	630
TOTALS	2,960			2,831	356,459

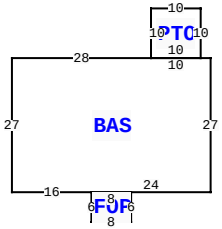
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,831	119.5992	133.95	379,212	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2812 HX Base Yr 2022







7131 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		356,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		370,599
SOH/AGL Deduction		55,227
ASSESSED VALUE		315,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,650
TOTAL JUST VALUE		370,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38345	SFR	951	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0097	3/12/2019	WD	U	V	30	0
GRANTOR: GREG & CATHERINE TODD						
GRANTEE: GREG & CATHERINE TO						
1379/0974	3/01/2019	WD	U	V	30	100
GRANTOR: ROBERT LEWIS & JANICE						
GRANTEE: GREG & CATHERINE TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E16 FOP= S6 E8 N6 W8$ E24 N27 W2 PTO= N10 W10 S10 E10$ W10$ PTR= N40 BAS= N27 W40 S27 E40$ S40 PTR= N80 E70 BAS= E7 S6 E4 N6 E7 S6 E4 N6 E7 S6 E4 N6 E7 N13 W14 N5 W12 S5 W14 S13$ S80 W70$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 05/28/2020 BY JS Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/19/2025 BY SYS