BEG SW COR OF NW1/4, RUN N 435.5
SE 497.71 FT TO R/W SR-247, SW A
R/W 134 FT TO S LINE OF NW1/4, W

KASAK JOHN A
904 SW SR 247
LAKE CITY, FL 32025

2026

01-4S-16-02686-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

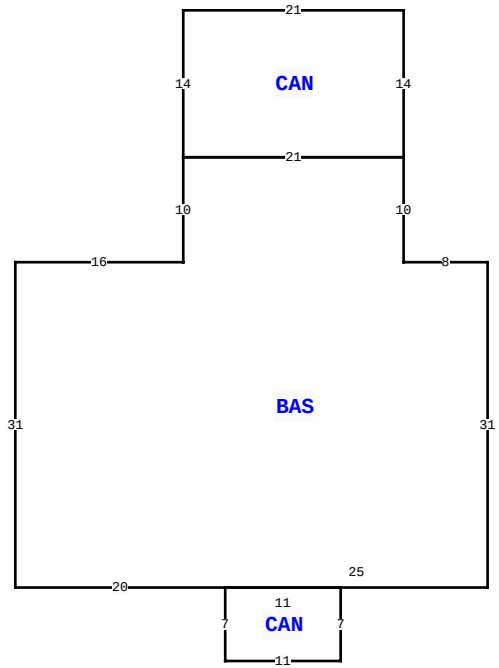
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	64,321
CAN	77	30		23	922
CAN	294	30		88	3,527
TOTALS	1,976			1,716	68,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,716	105.4620	80.15	137,537	1958	1958	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1605 HX Base Yr



904 SW STATE ROAD 247 , 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	68,768
TOTAL MARKET OB/XF VALUE	10,352
TOTAL LAND VALUE - MARKET	137,214
TOTAL MARKET VALUE	216,334
SOH/AGL Deduction	0
ASSESSED VALUE	216,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,334
TOTAL JUST VALUE	216,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0988/1256	7/15/2003	WD	Q	I		167,500

GRANTOR: W J FERGUSON JR & DIX

GRANTEE: JOHN A KASAK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N10 CAN= N14 W21 S14E21$ W21 S10 W16 S31 E20 CAN= S7 E11 N7 W11$ E25 N31 $.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0260	PAVEMENT-A	0	0	0	0	4,356.00	UT	1.10	1.10	50	2003	2003	3	50	2,396	
3	0210	GARAGE U	0	0	28	28	784.00	UT	18.00	18.00	50	2003	2003	3	50	7,056	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,352

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	1700	C	1STORY OFF	0			0.00	0.00	87,120.00	SF		1.00	1.00	0.70	2.25	1.58	137,214							

REVIEW DATE 08/21/2023 BY JB Total Acres: 2.00 Total Land Value: 137,214 Market: 0 Agricultural: 0 Common: 137,214 PRINTED 05/08/2026 BY SYS