COMM NW COR OF NW1/4 OF SW1/4, S
245.36 FT TO W R/W CR-245, NE AL
FT FOR POB, W 133.41 FT, N 153.6

REGISTER PAUL RANDOLPH/REGISTER TERESA GAY
3796 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

01-5S-17-09054-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

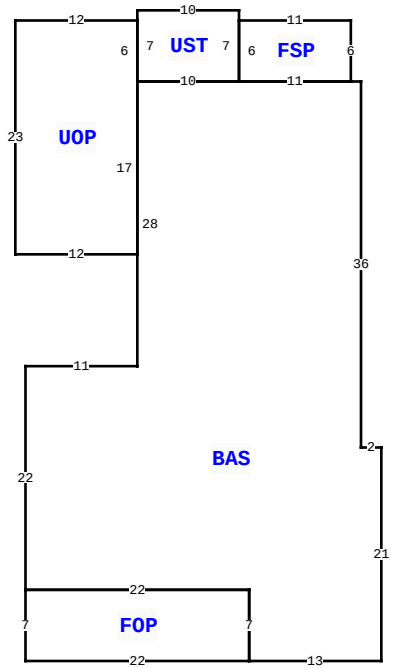
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100		1,461	73,389
FOP	154	30		46	2,311
FSP	66	40		26	1,306
UOP	276	20		55	2,763
UST	70	45		32	1,607
TOTALS	2,027			1,620	81,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	68.9990	77.28	125,194	1912	1912	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1461 HX Base Yr



7730 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,376
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	96,476
SOH/AGL Deduction	0
ASSESSED VALUE	96,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,476
TOTAL JUST VALUE	96,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2622	2/16/2023	LE	U	I	14	100
GRANTOR: REGISTER PAUL RANDOLP						
GRANTEE: REGISTER PAUL RANDO						
1357/2319	4/12/2018	LE	U	I	14	100
GRANTOR: TERESA GAY & PAUL RAN						
GRANTEE: BRICE LITTLE & CORB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= N6 W11 S6 E11$ W11 UST= N7 W10 S7 E10 $ W10
UOP=N6 W12 S23 E12 N17$ S28 W11 S22 FOP= S7 E22 N7 W22$ E22
S7 E13 N21 W2 N 36$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

REVIEW DATE 07/17/2017 BY BC Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/08/2026 BY SYS