

COMM NW COR OF SEC, RUN S 1791.9  
E 208.36 FT, SE 207.63 FT, S 82  
N 7 DEG W 207.63 FT E 1.64 FT TO

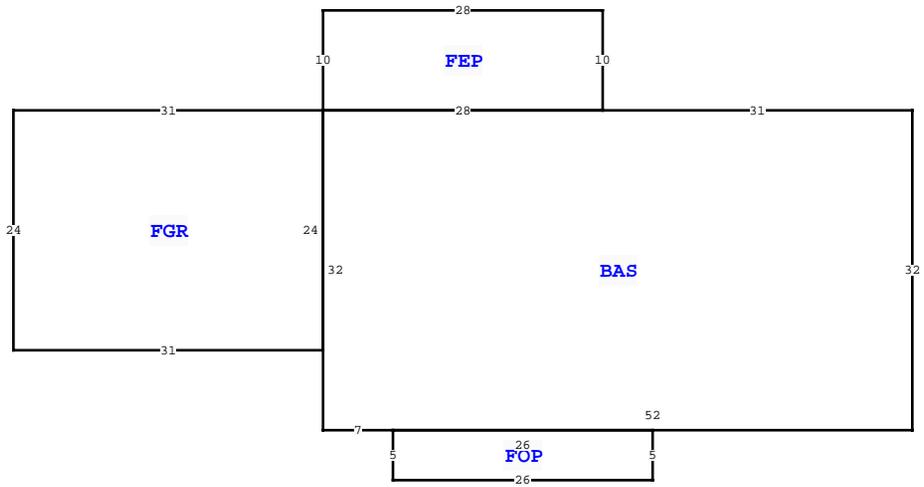
FINNELL GARRETT JAMES/FINNELL MARISSA MAE  
987 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

02-4S-17-07478-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	2417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,888	100	
FEP	280	80	
FGR	744	55	
FOP	130	30	
TOTALS	3,042		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,560	113.8760	129.82	332,339	1971	1971	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1888 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,020	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		232,920	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,920	
TOTAL JUST VALUE		232,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051901	Roof Replacement	19,000	12/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1445	3/07/2025	WD Q	Q	I	01	285,000
GRANTOR: HILLIARD GARY ROSS						
GRANTEE: FINNELL GARRETT JAM						
1535/1442	3/07/2025	WD U	U	I	11	100
GRANTOR: HILLIARD CHRISTY C						
GRANTEE: HILLIARD GARY ROSS						

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN, FR AE	0	0	20	30	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	0	0	0	UT	0.00	0.00	100	2005	2005	3	100	700	

TOTAL OB/XF													
3,900													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
BAS= W31 FEP= N10 W28 S10 E28\$ W28 FGR= W31 S24 E31 N24\$ S32  
E7 FOP= S5 E26 N5 W26\$ E52 N32\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	13,000.00	13,000.00	13,000							