COMM NW COR OF SW1/4 OF NW1/4,
RUN W 100.59 FT TO C/L
CR-245, RUN S ALONG RD 375.26

BOATRIGHT KENNETH M/BOATRIGHT CYNTHIA H
943 SE CR 245
LAKE CITY, FL 32025

2027

02-4S-17-07480-000

BUILDING CHARACTERISTICS

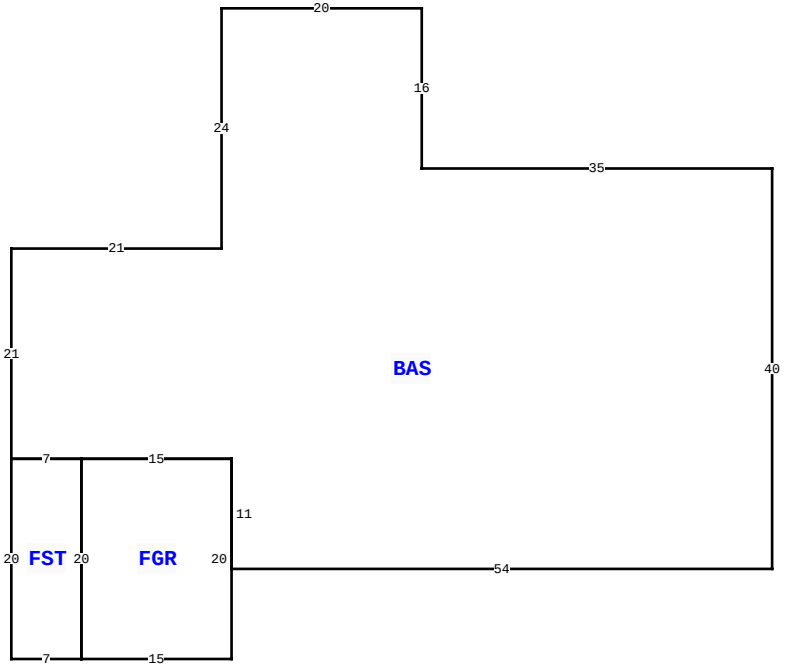
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,950	100		2,950	232,018
FGR	300	55		165	12,977
FST	140	55		77	6,056
TOTALS	3,390			3,192	251,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,192	109.9980	121.00	386,232	1968	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2950 HX Base Yr 2006



943 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0297	SHED CONCR	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0296	SHED METAL	0	100	12	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,051
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		18,120
TOTAL MARKET VALUE		278,371
SOH/AGL Deduction		86,204
ASSESSED VALUE		192,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,756
TOTAL JUST VALUE		278,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,935

SALE:3:1: CLEARING TITLE

SALE:2:1: ADDING .51 AC TO EXISTING 1 AC. ORB 878-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048390	Electrical Servic	0	10/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/0025	3/07/2005	WD	Q	I		180,000
GRANTOR: CHARLES & MALVARIE SE						
GRANTEE: KENNETH M & CYNTHIA						
0990/0507	4/22/2003	WD	Q	I	06	100
GRANTOR: SANDRA TURMAN, PR & J						
GRANTEE: CHARLES & MALVARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N16 W20 S24 W21 S21 FST= S20 E7 N20 W7$ E7 FGR= S20 E15 N20 W15$ E15 S11 E54 N40$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	100		A-1	0.00	0.00	1.51	AC		1.00	1.00	1.00	12,000.00	12,000.00	18,120							

REVIEW DATE 12/11/2024 BY tommy Total Acres: 1.51 Total Land Value: 18,120 Market: 0 Agricultural: 0 Common: 18,120 PRINTED 11/16/2026 BY SYS