

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

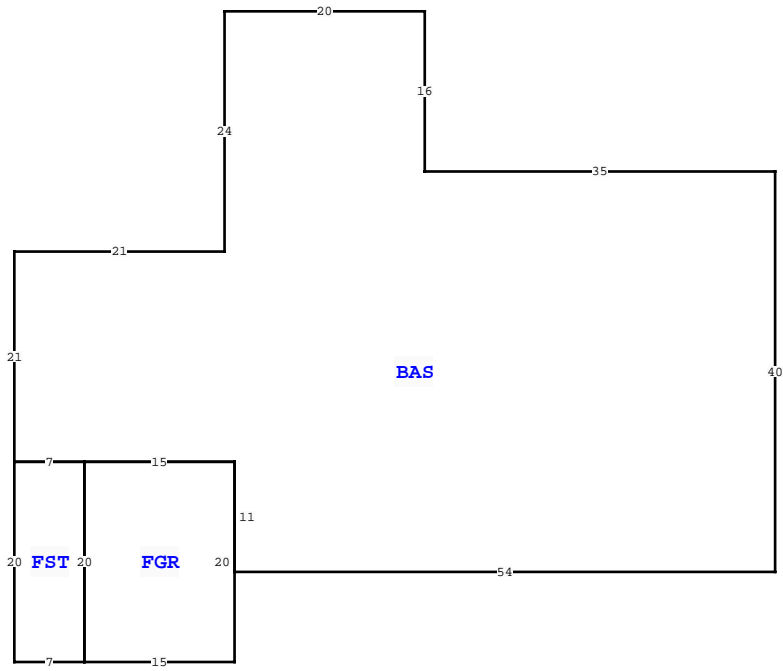
BOATRIGHT KENNETH M/BOATRIGHT CYNTHIA H
 943 SE CR 245
 LAKE CITY, FL 32025

2026

02-4S-17-07480-000


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	90
Interior Floor	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 Units	05	CONV	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	2,950	100	
FGR	300	55	
FST	140	55	
TOTALS	3,390		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006		393,254	1968	1985	0	0	35.00	65.00
Heated Area: 2950 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		255,615	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		18,120	
TOTAL MARKET VALUE		282,935	
SOH/AGL Deduction		96,365	
ASSESSED VALUE		186,570	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		135,159	
TOTAL JUST VALUE		282,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,235	

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	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\$.	

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	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	

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