

COMM INTERS E R/W LINE CR-245 &
RR FOR POB, SE 243.9 FT ALONG R/
185.10 FT TO E R/W C-245, N 187.

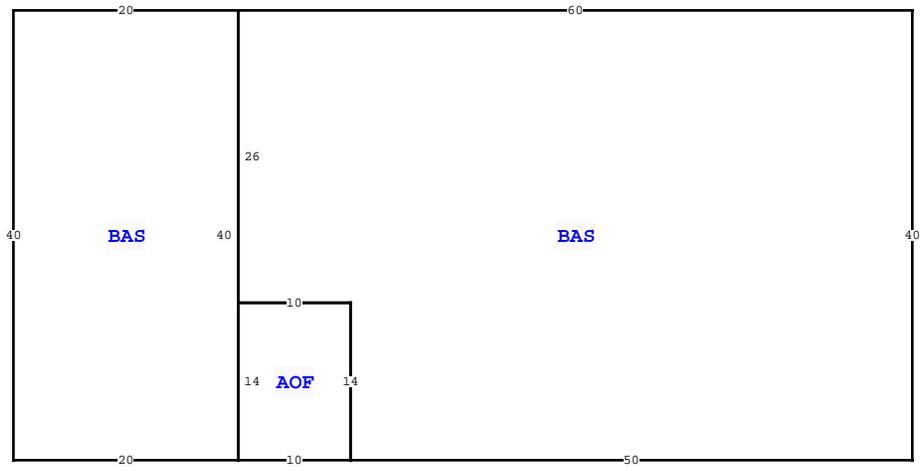
WILLIAMS DANNY M (A/K/A DANNIE)
661 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

02-4S-17-07481-000
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-----------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floo | 03 | CONC FINSH | 100 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 02 | CONVECTION | 100 |
| Plumbing | 2 | 100 | |
| Frame | 03 | MASONRY | 100 |
| Story Height | 14 | 100 | |
| RMS | 3 | 100 | |
| Stories | 1. | 1. 100 | |
| Units | 0 | 100 | |
| Condition Adj | 03 | 03 | 100 |
| Quality | 04 | 04 | |
| DOR CODE | 2700 | VEH SALE/REPAIR | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 2417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| AOF | 140 | 150 | |
| BAS | 800 | 100 | |
| BAS | 2,260 | 100 | |
| TOTALS | 3,200 | | 3,270 71,891 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----------|-----------|-------------|-------------------|----------------|-----|------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SERV SHOP | 0% | - 0 | | | | | | | | |
| | | | | Heated Area: 3200 | | | HX Base Yr | | | | |



661 SE COUNTY ROAD 245 , LAKE CITY

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 71,891 |
| TOTAL MARKET OB/XF VALUE | | | 200 |
| TOTAL LAND VALUE - MARKET | | | 25,672 |
| TOTAL MARKET VALUE | | | 97,763 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 97,763 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 97,763 |
| TOTAL JUST VALUE | | | 97,763 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 96,324 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 9303 | SFR | 475 | 01/20/1995 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0990/0513 | 4/24/2003 | WD Q | Q | I | 01 | 100 |
| GRANTOR: SANDRA TURMAN AS PR F | | | | | | |
| GRANTEE: LEBBEUS & HAZEL POM | | | | | | |
| 0898/1299 | 3/06/2000 | WD Q | Q | I | | 125,000 |
| GRANTOR: POMEROY | | | | | | |
| GRANTEE: DANNY & RUBY WILLIA | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/27/2022 | MLU |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0070 | CARPURT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 BAS= W20 S40 E20 N40\$ S26 AOF= S14 E10 N14 W10\$ E10 S14 E50 N40\$. | | | | | | | | | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 2700 | C | AUTO SALES | 0 | | 00 | 0.00 | 0.00 | 25,672.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 25,672 | | | | | | | |