

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.

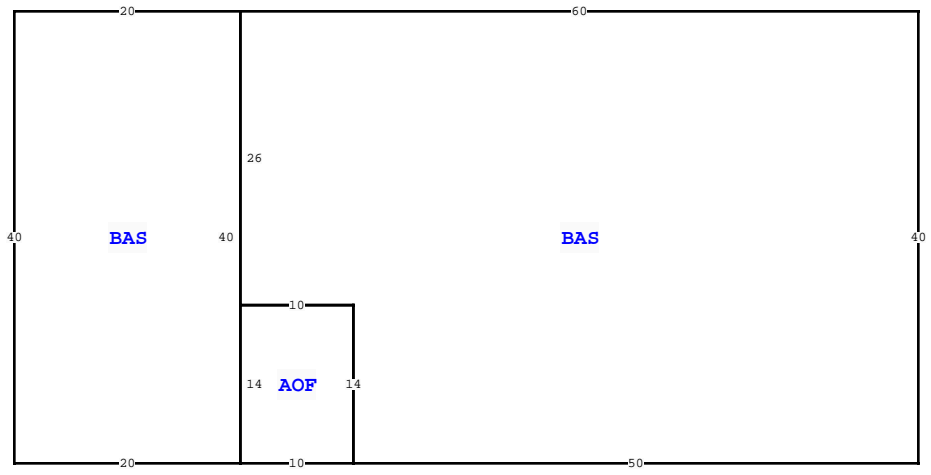
WILLIAMS DANNY M (A/K/A DANNIE)
661 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

02-4S-17-07481-000
VALUATION SUMMARY

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		

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			



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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			70,452
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			51,344
TOTAL MARKET VALUE			121,996
SOH/AGL Deduction			16,040
ASSESSED VALUE			105,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,956
TOTAL JUST VALUE			121,996
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						

EXTRA FEATURES		661 SE COUNTY ROAD 245 , LAKE CITY															
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	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0070	CARPURT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	MLU

BUILDING NOTES

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

LAND DESCRIPTION		TOTAL OB/XF										200												
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	2700	C	AUTO SALES	0		00	0.00	0.00	25,672.00	SF		1.00	1.00	1.00	2.00	2.00	51,344							