COMM AT SW COR OF SEC, RUN E
70.62 FT TO E R/W CR-245, RUN
N ALONG R/W, 755.15 FT FOR POB

LLOYD BRADLEY/LLOYD ANGELA
1449 SE COUNTY ROAD 245
LAKE CITY, FL 32025-1468

**2027**

**02-4S-17-07481-008**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

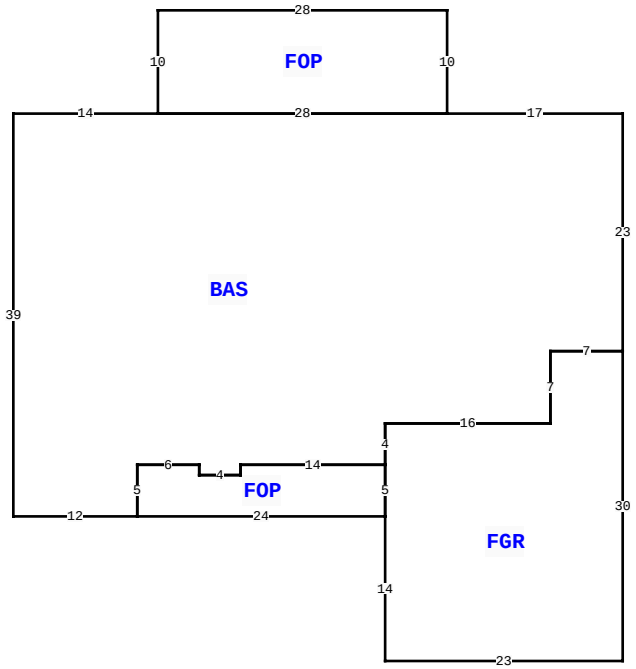
NEIGHBORHOOD/LOC 2417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,929 | 100 | | 1,929 | 226,100 |
| FGR | 578 | 55 | | 318 | 37,273 |
| FOP | 116 | 30 | | 35 | 4,102 |
| FOP | 280 | 30 | | 84 | 9,846 |
| TOTALS | 2,903 | | | 2,366 | 277,321 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,366 | 112.1610 | 123.38 | 291,917 | 2021 | 2021 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1929 HX Base Yr 2022




1449 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 277,321 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 12,400 |
| TOTAL MARKET VALUE | | 290,921 |
| SOH/AGL Deduction | | 8,744 |
| ASSESSED VALUE | | 282,177 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 230,766 |
| TOTAL JUST VALUE | | 290,921 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,956 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39908 | SFR | | 02/22/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1415/0733 | 7/12/2020 | WD | U | V | 30 | 100 |
| GRANTOR: GREG C & MICHELE LLOY | | | | | | |
| GRANTEE: BRADLEY & ANGELA LL | | | | | | |
| 1415/0741 | 7/08/2020 | WD | U | V | 30 | 100 |
| GRANTOR: BRAD & ANGELA LLOYD | | | | | | |
| GRANTEE: BRADLEY & ANGELA LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=50,19] S39 E12 N5 E6 S1 E4 N1 E14 N4 E16 N7 E7 N23 W17 W28 W14 $
FOP=[ORIG=64,9] S10 E28 N10 W28 $
FOP=[ORIG=62,53] S5 E24 N5 W14 S1 W4 N1 W6 $
FGR=[ORIG=86,49] S4 S5 S14 E23 N30 W7 S7 W16 $
.

## 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 | 400.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 1.24 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 12,400 | | | | | | | |

REVIEW DATE 09/28/2021 BY TW Total Acres: 1.24 Total Land Value: 12,400 Market: 0 Agricultural: 0 Common: 12,400 PRINTED 11/16/2026 BY SYS