

COMM SE COR OF SEC, RUN W
67.63 FT TO W R/W C-245, RUN
N 255.90 FT FOR POB, RUN W

GAY DEWY P/GAY ANN H
8118 SE COUNTY ROAD 245
LAKE CITY, FL 32025

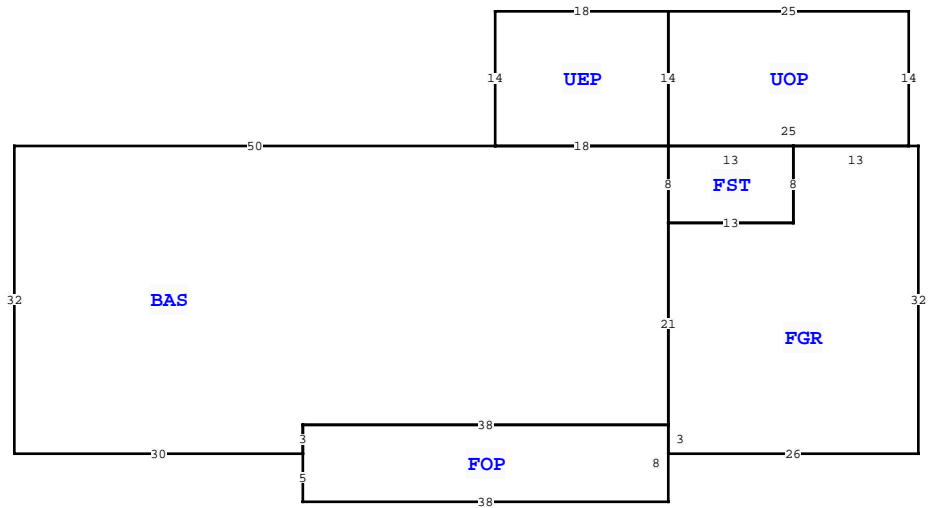
2026

02-5S-17-09069-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,062	100	
FGR	728	55	
FOP	304	30	
FST	104	55	
UEP	252	60	
UOP	350	20	
TOTALS	3,800		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,831	100.2240	112.25	317,780	1981	1981	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2062 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			206,557
TOTAL MARKET OB/XF VALUE			8,150
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			218,487
SOH/AGL Deduction			91,314
ASSESSED VALUE			127,173
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,762
TOTAL JUST VALUE			221,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055600	Roof Replacement	20,000	05/05/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1287	9/23/2015	WD	U	I	11	100

GRANTOR: DEWY P & ANN H GAY (H)
GRANTEE: DEWY P & ANN H GAY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/22/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S32 E30 FOP= S5 E38 N8 W38 S3\$ N3 E38 FGR= S3 E26 N32 W13 S8 W13 S21\$ N21 FST= E13 N8 W13 S8\$ N8 UOP= E25 N14 W25 S14\$ UEP= N14 W18 S14 E18\$ W18\$.	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	750	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,500	
4	0020	BARN, FR	0	100	24	36	1.00	UT	0.00	100	0	0	3	100	3,000	
5	0040	BARN, POLE	0	0	18	24	1.00	UT	600.00	100	0	0	3	100	600	
6	0070	CARPORT UF	0	100	12	20	1.00	UT	0.00	100	1993	1993	3	100	300	

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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	280.00	280.00	280							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							