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

**2027**

**02-5S-17-09069-001**

## BUILDING CHARACTERISTICS

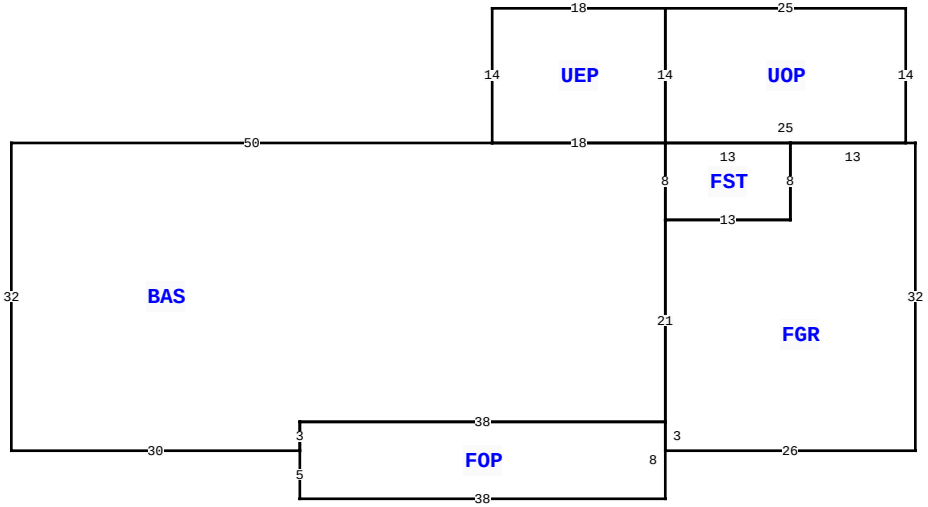
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,062 | 100 | | 2,062 | 147,768 |
| FGR | 728 | 55 | | 400 | 28,665 |
| FOP | 304 | 30 | | 91 | 6,521 |
| FST | 104 | 55 | | 57 | 4,085 |
| UEP | 252 | 60 | | 151 | 10,821 |
| UOP | 350 | 20 | | 70 | 5,017 |
| TOTALS | 3,800 | | | 2,831 | 202,877 |

## 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 | 110.25 | 312,118 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2062 HX Base Yr




8118 SE COUNTY ROAD 245 , LAKE CITY

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

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,877 |
| TOTAL MARKET OB/XF VALUE | | 8,150 |
| TOTAL LAND VALUE - MARKET | | 7,000 |
| TOTAL MARKET VALUE | | 214,807 |
| SOH/AGL Deduction | | 83,801 |
| ASSESSED VALUE | | 131,006 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 79,595 |
| TOTAL JUST VALUE | | 218,027 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,707 |

| 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

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 8,150

| 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 | 1.00 | 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 | | | | | | | |

REVIEW DATE 07/19/2017 BY BC Total Acres: 2.00 Total Land Value: 3,780 Market: 3,500 Agricultural: 280 Common: 3,500 PRINTED 11/17/2026 BY SYS