COMM SE COR OF NE1/4, RUN W
33.4 FT TO W R/W LINE SR-245
FOR POB, CONT W 360 FT, N 260

CULOTTI ROBERT L/CULOTTI BARBARA L
P O BOX 182
LAKE CITY, FL 32056

2027

03-4S-17-07572-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

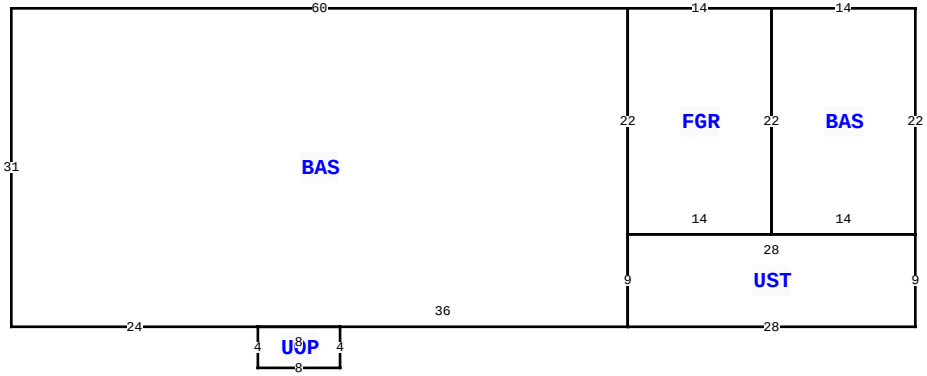
NEIGHBORHOOD/LOC 3417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	23,149
BAS	1,860	100		1,860	139,797
FGR	308	55		169	12,702
UOP	32	20		6	451
UST	252	45		113	8,493
TOTALS	2,760			2,456	184,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,456	105.1200	115.63	283,987	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2168 HX Base Yr



1068 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 04/20/2023 MLU | 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	950	
2	0080	DECKING	0	100	12	24	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	450.00	450.00	50	1993	1993	3	50	225	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,592
TOTAL MARKET OB/XF VALUE		1,275
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		236,267
SOH/AGL Deduction		114,946
ASSESSED VALUE		121,321
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		64,910
TOTAL JUST VALUE		236,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0783/0421	12/01/1993	WD	Q	I		85,000

GRANTOR: MICHAEL SMITH

GRANTEE: ROBERT CULOTTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E24 UOP= S4 E8 N4 W8$ E36 UST= E28 N9 W28 S9$ N9
FGR= E14 BAS= E14 N22 W14 S22$ N22 W14 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,275

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			0.00	0.00	2.00	LT		1.00	1.00	0.90	28,000.00	25,200.00	50,400							

REVIEW DATE 03/01/2017 BY DF Total Acres: 2.09 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2026 BY SYS