

COMM SE COR OF NE1/4, RUN W
393.4 FT, N 540 FT FOR POB,
N 140 FT, E 297.75 FT TO W R/W

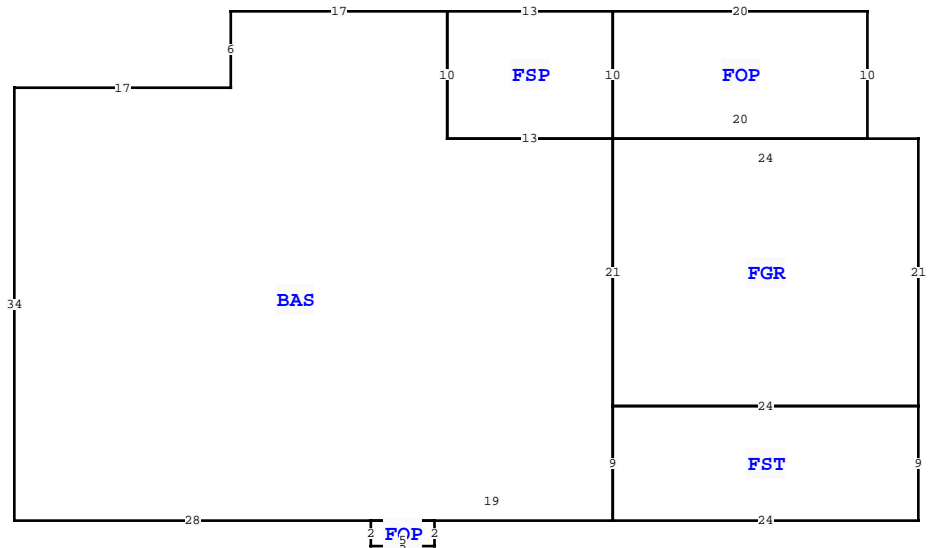
LIPTHROTT WILLIAM M/LIPTHROTT KIM P
984 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

03-4S-17-07572-004

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | 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 |
| BAS | 1,648 | 100 | |
| FGR | 504 | 55 | |
| FOP | 10 | 30 | |
| FOP | 200 | 30 | |
| FSP | 130 | 40 | |
| FST | 216 | 55 | |
| TOTALS | 2,708 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,159 | 110.5800 | 123.85 | 267,392 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 0 Heated Area: 1648 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 173,805 |
| TOTAL MARKET OB/XF VALUE | | | 4,819 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 213,624 |
| SOH/AGL Deduction | | | 96,133 |
| ASSESSED VALUE | | | 117,491 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 66,080 |
| TOTAL JUST VALUE | | | 213,624 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 213,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 40916 | MAINT/ALTR | 0 | 11/19/2020 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1422/1643 | 10/14/2020 | WD | U | I | 30 | 100 |

| BUILDING NOTES | | | | | | |
|--------------------------------|-----------|----|---|---|----|-----|
| GRANTOR: WILLIAM LIPTHROTT | | | | | | |
| GRANTEE: WILLIAM LIPTHROTT & | | | | | | |
| 1096/1122 | 9/18/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: WILLIAM LIPTHROTT & K | | | | | | |
| GRANTEE: WILLIAM LIPTHROTT | | | | | | |

| BUILDING DIMENSIONS | | | | | | |
|--|--|--|--|--|--|--|
| BAS= W17 S6 W17 S34 E28 FOP= S2 E5 N2 W5\$ E19 FST= E24 N9 W24 S9\$ N9 FGR= E24 N21 W24 S21\$ N21 FOP= E20 N10 W20 S10\$ FSP= N10 W13 S10 E13\$ W13 N10\$. | | | | | | |

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 19 | 150 | 1.00 | UT | 1,500.00 | 75 | 0 | 0 | 3 | 75 | 1,125 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0011 | BARN, BLK A | 0 | 100 | 20 | 26 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 4 | 0040 | BARN, POLE | 0 | 100 | 12 | 24 | 288.00 | UT | 1.35 | 100 | 0 | 0 | 3 | 100 | 389 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 14 | 24 | 336.00 | UT | 1.80 | 100 | 2004 | 2004 | 3 | 100 | 605 | |
| TOTALS | | | | | | | | | | | | | 4,819 | | | |

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |