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

2027

03-4S-17-07572-004

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 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

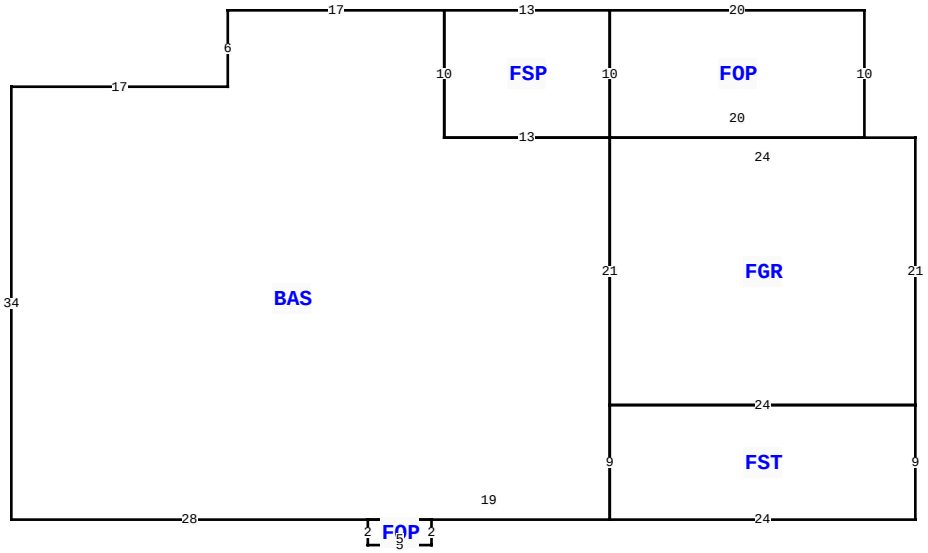
NEIGHBORHOOD/LOC 3417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100		1,648	130,301
FGR	504	55		277	21,901
FOP	10	30		3	237
FOP	200	30		60	4,744
FSP	130	40		52	4,111
FST	216	55		119	9,409
TOTALS	2,708			2,159	170,704

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	121.64	262,621	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1648 HX Base Yr



984 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	19	150	1.00	UT	1,500.00	1,500.00	75	0	0	3	75	1,125	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0011	BARN,BLK A	0	100	20	26	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0040	BARN,POLE	0	100	12	24	288.00	UT	1.35	1.35	100	0	0	3	100	389	
5	0252	LEAN-TO W/	0	100	14	24	336.00	UT	1.80	1.80	100	2004	2004	3	100	605	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,704
TOTAL MARKET OB/XF VALUE	4,819
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	210,523
SOH/AGL Deduction	89,507
ASSESSED VALUE	121,016
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	69,605
TOTAL JUST VALUE	210,523
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
GRANTOR: WILLIAM LIPTHROTT						
GRANTEE: WILLIAM LIPTHROTT &						
1096/1122	9/18/2006	QC	Q	I	01	100
GRANTOR: WILLIAM LIPTHROTT & K						
GRANTEE: WILLIAM LIPTHROTT						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,819

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2017 BY DF Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS