

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
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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	126.06	272,164	1977	1977	0	0	0	35.00
1 SINGLE FAM			100% - 0	Heated Area: 1648		HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	176,907		
TOTAL MARKET OB/XF VALUE	4,819		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	216,726		
SOH/AGL Deduction	99,235		
ASSESSED VALUE	117,491		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	66,080		
TOTAL JUST VALUE	216,726		
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

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

984 SE COUNTY ROAD 245 , LAKE CITY

BUILDING NOTES														
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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									
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							