

COMM SE COR OF NE1/4, RUN W  
393.4 FT, N 680 FT FOR POB,  
CONT N 140 FT, E 282.5 FT TO W

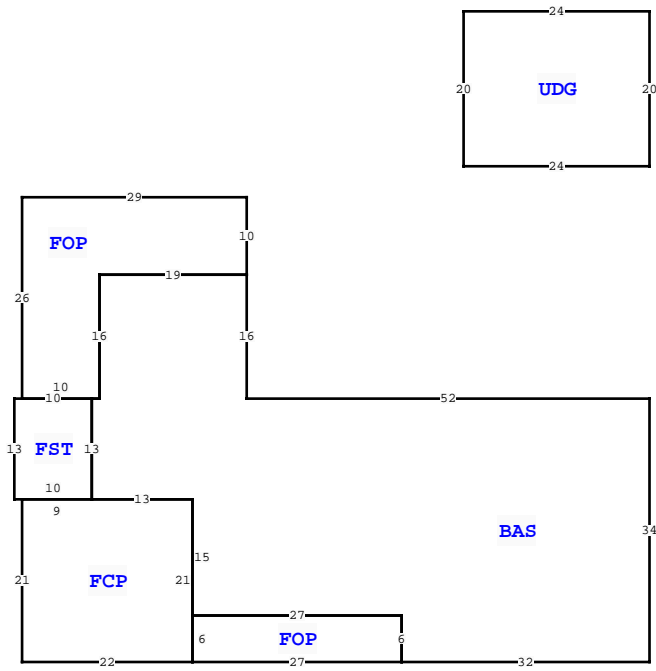
PERRY MICHAEL G & CATHARINE M/PERRY CATHARINE M  
970 SE CR-245  
LAKE CITY, FL 32025

**2026**

03-4S-17-07572-005  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,317	100	
FCP	462	25	
FOP	162	30	
FOP	450	30	
FST	130	55	
UDG	480	55	
TOTALS	4,001		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017		388,172	1969	1980	0	0	35.00	65.00
Heated Area: 2317 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	252,312			
TOTAL MARKET OB/XF VALUE	2,500			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	289,812			
SOH/AGL Deduction	124,901			
ASSESSED VALUE	164,911			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	113,500			
TOTAL JUST VALUE	289,812			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	289,812			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048997	Roof Replacement	25,656	01/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0591	4/21/2016	WD	Q	I	01	161,000
GRANTOR: CRAIG & ASHLEY HENDER						
1172/2769	5/08/2009	WD	Q	I	01	155,000
GRANTOR: ERIC P & MARGO L VANV						
GRANTEE: CRAIG & ASHLEY HEND						

EXTRA FEATURES															970 SE COUNTY ROAD 245 , LAKE CITY		
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W52 N16 FOP= N10 W29 S26 E10 N16 E19\$ W19 S16 W1 FST= W10 S13 E10 N13\$ S13 FCP= W9 S21 E22 N21 W13 \$ E13 S15 FOP= S6 E27 N6 W27\$ E27 S6 E32 N34\$ PTR=N30 UDG= N20W24 S20 E24\$ S30\$.														

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							