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

2027

03-4S-17-07572-005

BUILDING CHARACTERISTICS

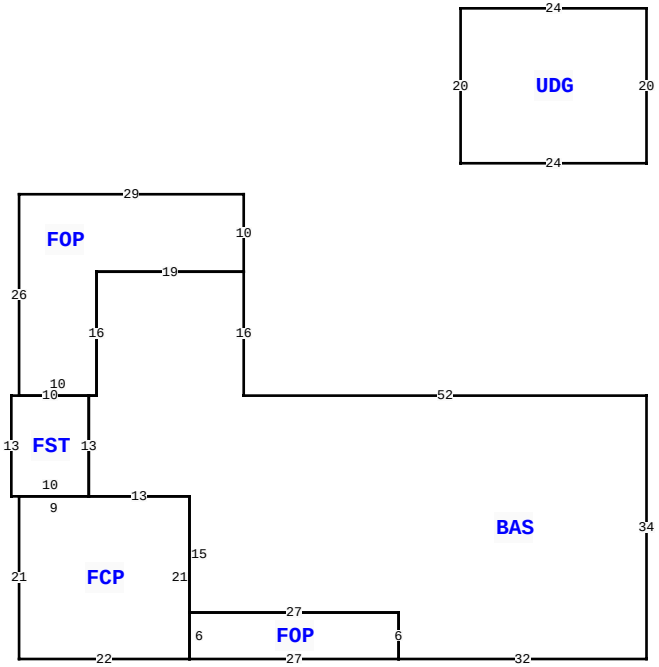
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100		2,317	194,446
FCP	462	25		116	9,735
FOP	162	30		49	4,112
FOP	450	30		135	11,330
FST	130	55		72	6,042
UDG	480	55		264	22,155
TOTALS	4,001			2,953	247,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	117.3700	129.11	381,262	1969	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2317 HX Base Yr 2017



970 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		247,820
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		285,320
SOH/AGL Deduction		115,462
ASSESSED VALUE		169,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,447
TOTAL JUST VALUE		285,320
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						
GRANTEE: MICHAEL G & CATHARI						
1172/2769	5/08/2009	WD	Q	I	01	155,000
GRANTOR: ERIC P & MARGO L VANV						
GRANTEE: CRAIG & ASHLEY HEND						

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 2,500

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 02/06/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS