COMM AT SE COR OF SE1/4 OF NE1/4, RUN W 33.4 FT TO W R/W LINE OF SR-245, N ALONG R/W

KLAY ROGER R
934 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

03-4S-17-07572-006

BUILDING CHARACTERISTICS

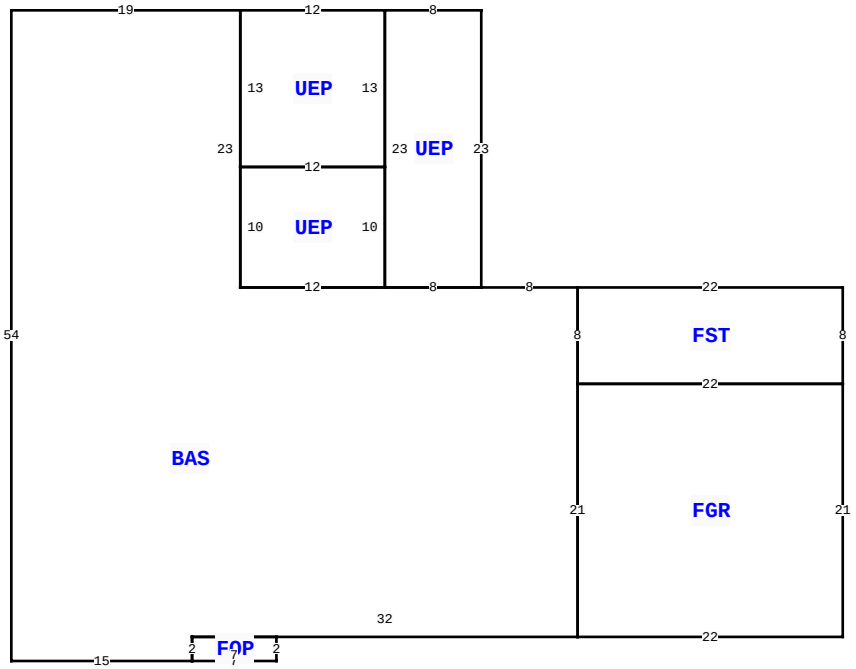
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,830	100		1,830	156,181
FGR	462	55		254	21,678
FOP	14	30		4	341
FST	176	55		97	8,278
UEP	120	60		72	6,145
UEP	156	60		94	8,022
UEP	184	60		110	9,388
TOTALS	2,942			2,461	210,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	119.3640	131.30	323,129	1973	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1830 HX Base Yr



934 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	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,985	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,034
TOTAL MARKET OB/XF VALUE	10,985
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	256,019
SOH/AGL Deduction	96,235
ASSESSED VALUE	159,784
TOTAL EXEMPTION VALUE	HX HB 13 159,784
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	256,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1615	1/03/1994	WD	Q	I		76,900
GRANTOR: GARY SORRELLS						
GRANTEE: ROGER R KLAY						
0732/0096	9/25/1990	WD	Q	I		73,000
GRANTOR: SHIRLEY MABRY						
GRANTEE: GARY SORRELLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S54 E15 FOP= E7 N2 W7 S2$ N2 E32 FGR= E22 N21 W22 S21$N21 FST= E22 N8 W22 S8$ N8 W8 UEP= N23 W8 S23 E8$ W8 UEP= N10 UEP= N13 W12 S13 E12$ W12 S10 E12$ W12 N23$.

LAND DESCRIPTION

TOTAL OB/XF 10,985

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: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS