COMM SE COR OF NE1/4, RUN W 33.4
C-245, RUN N'LY ALONG R/W 963.03
RUN W 267.31 FT, N 174.05 FT, E

CRANK TERA
902 SE CR 245
LAKE CITY, FL 32025

2027

03-4S-17-07572-007

BUILDING CHARACTERISTICS

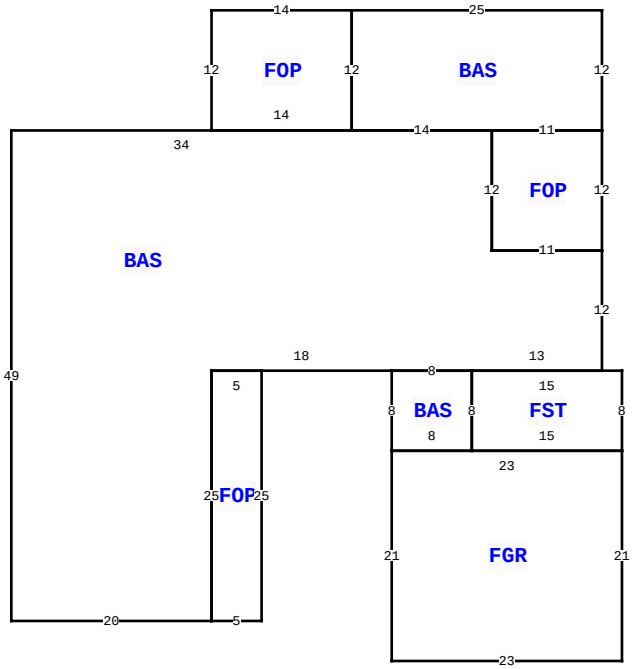
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	64	100		64	6,313
BAS	300	100		300	29,592
BAS	1,784	100		1,784	175,974
FGR	483	55		266	26,238
FOP	125	30		38	3,749
FOP	132	30		40	3,946
FOP	168	30		50	4,932
FST	120	55		66	6,510
TOTALS	3,176			2,608	257,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,608	119.5600	131.52	343,004	1970	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2148 HX Base Yr 2021



902 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,253
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,953
SOH/AGL Deduction		62,648
ASSESSED VALUE		232,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,894
TOTAL JUST VALUE		294,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36026	REMODEL	225	11/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/2299	5/19/2020	WD	Q	I	01	220,000
GRANTOR: RANDALL E & MELISSA J						
GRANTEE: TERA CRANK						
1364/0561	7/06/2018	WD	Q	I	01	185,000
GRANTOR: ERIC HOUSTON						
GRANTEE: RANDALL E & MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S49 E20 FOP= E5 N25W5 S25$ N25 E18 BAS= S8 FGR= S21 E23 N21 W23$ E8 N8 W8$ E8 FST= S8 E15 N8 W15$ E13 N12 FOP= N12 W11 S12E11 $ W11 N12 BAS= E11 N12 W25 FOP= W14 S12 E14 N12$ S12 E14$ W14$.

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	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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: 1.30 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS