COMM SE COR OF NE1/4, RUN W 33.4
LINE SR-245, RUN N ALONG R/W 113
POB, RUN W 248.5 FT, N 169.95 FT

FRAMPTON MICAHEL A/FRAMTON EVELYN J
862 SE COUNTY RD 245
LAKE CITY, FL 32025

2027

03-4S-17-07572-008

BUILDING CHARACTERISTICS

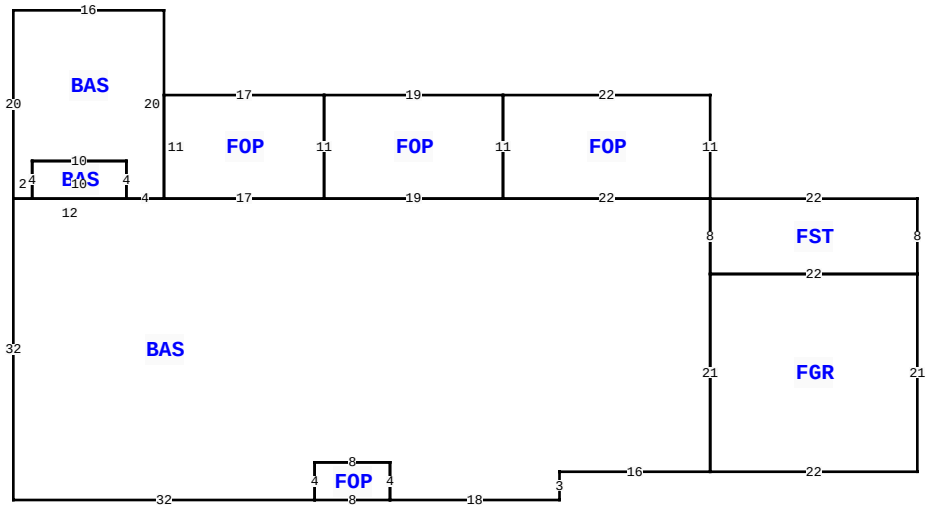
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	40	100		40	3,240
BAS	280	100		280	22,682
BAS	2,288	100		2,288	185,349
FGR	462	55		254	20,576
FOP	32	30		10	810
FOP	187	30		56	4,536
FOP	209	30		63	5,104
FOP	242	30		73	5,914
FST	176	55		97	7,858
TOTALS	3,916			3,161	256,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,161	113.2960	124.63	393,955	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2608 HX Base Yr 2024



862 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,071
TOTAL MARKET OB/XF VALUE	22,796
TOTAL LAND VALUE - MARKET	44,250
TOTAL MARKET VALUE	323,117
SOH/AGL Deduction	10,690
ASSESSED VALUE	312,427
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	261,016
TOTAL JUST VALUE	323,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055929	Roof Replacement	7,000	06/22/2026
17503	ADDN SFR	75	10/05/2000
17484	POOL	115	10/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2574	1/31/2023	LE	U	I	14	100
GRANTOR: FRAMTON MICHAEL A						
GRANTEE: FINNELL MARISSA M						
1484/2569	1/31/2023	QC	U	I	11	100
GRANTOR: FRAMTON MICHAEL A						
GRANTEE: FRAMTON MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N11 W22 S11 E22$ BAS= W22 FOP= N11 W19 S11 E19$ W19 FOP= N11 W17 S11 E17$ W17 BAS= N20 W16 S20 E2 N4 E10 S4 E4$ W4 BAS= N4 W10 S4 E10$ W12 S32 E32 FOP= E8 N4 W8 S4$ N4 E8 S4 E18 N3 E16 FGR= E22 N21 W22 S21$ N21 FST= E22 N8 W22 S8$ N8$.

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	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	100	2000	2000	3	40	12,544	
5	0166	CONC,PAVMT	0	100	27	48	848.00	UT	1.50	1.50	30	2000	2000	3	30	382	
6	0296	SHED METAL	0	100	16	20	320.00	UT	5.00	5.00	100	2004	2004	3	100	1,600	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
8	0030	BARN,MT	0	100	15	24	360.00	UT	11.00	11.00	75	2012	2012	3	75	2,970	
9	0294	SHED WOOD/	0	100	20	11	220.00	UT	10.00	10.00	75	2012	2012	3	75	1,650	

LAND DESCRIPTION

TOTAL OB/XF 22,796

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							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 06/29/2026 BY CM Total Acres: 1.57 Total Land Value: 44,250 Market: 0 Agricultural: 0 Common: 44,250 PRINTED 11/16/2026 BY SYS