

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

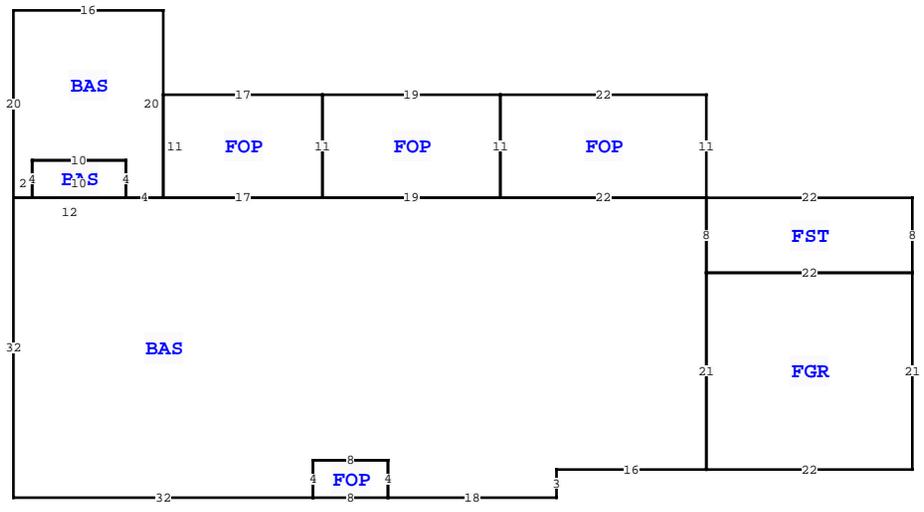
FRAMPTON MICHAEL A/FRAMTON EVELYN J
 862 SE COUNTY RD 245
 LAKE CITY, FL 32025

2026

03-4S-17-07572-008

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 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	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	40	100	
BAS	280	100	
BAS	2,288	100	
FGR	462	55	
FOP	32	30	
FOP	187	30	
FOP	209	30	
FOP	242	30	
FST	176	55	
TOTALS	3,916		

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	109.4160	124.73	394,272	1968	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 2608 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		256,277	
TOTAL MARKET OB/XF VALUE		22,796	
TOTAL LAND VALUE - MARKET		44,250	
TOTAL MARKET VALUE		323,323	
SOH/AGL Deduction		19,996	
ASSESSED VALUE		303,327	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		251,916	
TOTAL JUST VALUE		323,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES		862 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	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	

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

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 22,796																						
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							
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							