COMM SE COR, RUN W 48.50 FT TO W R/W CR-245 FOR POB, CONT W 350 FT, N 350 FT, E 350 FT TO

MADISON BONNIE H
2626 SE CR 245
LAKE CITY, FL 32025

2026

10-4S-17-08304-000

BUILDING CHARACTERISTICS

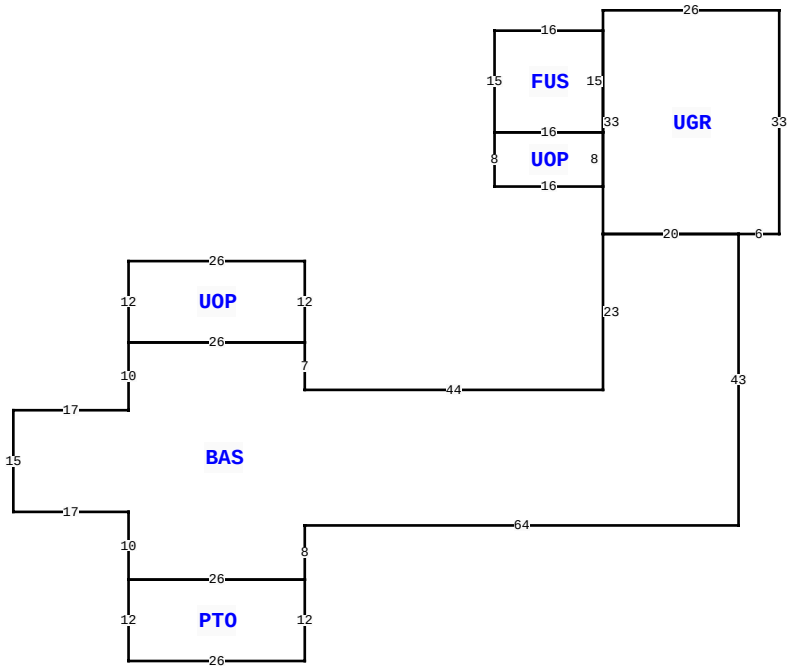
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	10417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	207,802
FUS	240	100		240	17,168
PTO	312	5		16	1,145
UGR	858	45		386	27,611
UOP	128	20		26	1,860
UOP	312	20		62	4,435
TOTALS	4,755			3,635	260,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,635	98.2610	110.05	400,032	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 3145 HX Base Yr 1999



2626 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,021
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		22,560
TOTAL MARKET VALUE		284,981
SOH/AGL Deduction		141,533
ASSESSED VALUE		143,448
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,037
TOTAL JUST VALUE		284,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11334	REMODEL	1	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/0974	8/14/1998	WD	Q	I		115,000

GRANTOR: NELSON

GRANTEE: MADISON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 N7 UOP= N12 W26 S12E26$ W26 S10 W17 S15 E17 S10 PTO= S12 E26 N12 W26$ E26 N8 E64 N43 UGR= E6 N33 W26 S33 E20$ W20 S23$ PTR= N30 UOP= N8 FUS= N15 W16 S15 E16$ W16 S8 E16$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		A-1	0.00	0.00	2.82	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,560							

REVIEW DATE 04/11/2017 BY DF Total Acres: 2.82 Total Land Value: 22,560 Market: 0 Agricultural: 0 Common: 22,560 PRINTED 06/22/2026 BY SYS