COMM SE COR OF NW1/4 OF SE1/4, R
W R/W CR-245-A FOR POB, RUN W 21
E 210 FT TO W R/W CR-245-A, S 42

AKINS HAL P
610 W OLYMPIA AVE
PUNTA GORDA, FL 33950

2027

11-4S-17-08306-000

BUILDING CHARACTERISTICS

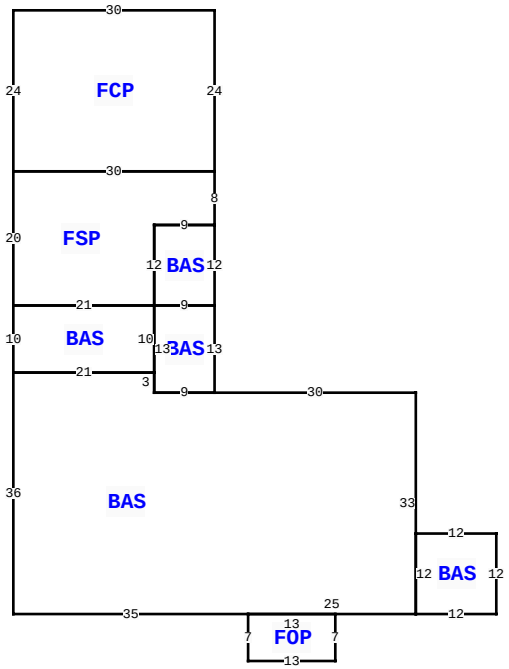
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	4,737
BAS	117	100		117	5,132
BAS	144	100		144	6,316
BAS	210	100		210	9,211
BAS	2,043	100		2,043	89,611
FCP	720	25		180	7,895
FOP	91	30		27	1,184
FSP	492	40		197	8,641
TOTALS	3,925			3,026	132,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,026	72.5040	79.75	241,324	1940	1940	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 2622 HX Base Yr



1142 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/08/2025 MLU
AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,728
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	155,128
SOH/AGL Deduction	0
ASSESSED VALUE	155,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,128
TOTAL JUST VALUE	242,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29202	MAINT/ALTR	65	02/22/2011
19282	ADDN SFR	63	03/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1721	11/20/2019	LE	U	V	14	100

GRANTOR: BASCOM R & PAULA G AK

GRANTEE: HAL P AKINS (RMDR)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N13 BAS= N12 FSP= N8 FCP= N24 W30 S24 E30$ W30 S20 E21 N12 E9 $ W9 S12 E9$ W9 S13 E9$ W9 N3 BAS= N10 W21 S10 E21$ W21 S36 E35 FOP= S7 E13 N7 W13$ E25 BAS= E12 N12 W12 S12$ N33$.

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	0031	BARN,MT AE	0	0	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 04/12/2017 BY DF Total Acres: 12.00 Total Land Value: 20,800 Market: 90,000 Agricultural: 2,800 Common: 18,000 PRINTED 11/17/2026 BY SYS