NORTH 782 FT OF NW1/4 OF NE1/4
EX THE WEST 261.86 FT & EX
RD R/W OFF EAST SIDE ORB 1179-

AKINS JONATHAN R
442 SE COUNTY ROAD 245 A
LAKE CITY, FL 32025

2027

11-4S-17-08306-002

BUILDING CHARACTERISTICS

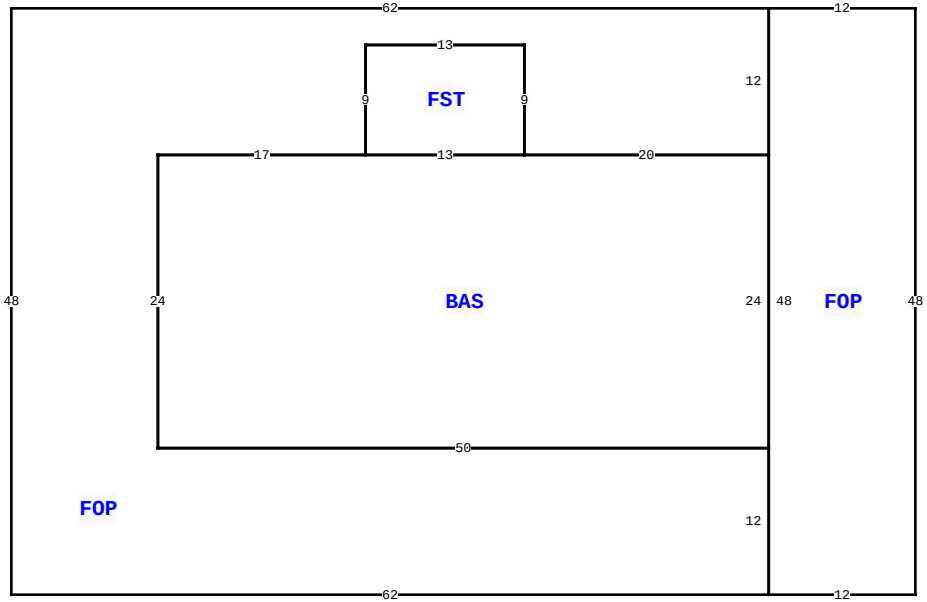
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,200	100		1,200	72,984
FOP	576	30		173	10,522
FOP	1,659	30		498	30,289
FST	117	55		64	3,893
TOTALS	3,552			1,935	117,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,935	110.5800	121.64	235,373	1964	1990	0	0	15	35.00	50.00

2 SINGLE FAM 100% - 2021 Heated Area: 1200 HX Base Yr 2018



442 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,686
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		153,000
TOTAL MARKET VALUE		132,366
SOH/AGL Deduction		25,881
ASSESSED VALUE		106,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,074
TOTAL JUST VALUE		271,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34285	MAINT/ALTR	150	07/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/1844	8/26/2009	WD	U	V	11	100
GRANTOR: BASCOM & PAULA AKINS						
GRANTEE: JONATHAN R AKINS						
1179/1483	8/24/2009	WD	U	V	16	100
GRANTOR: BASCOM & PAULA AKINS						
GRANTEE: JONATHAN R AKINS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[ORIG=82,30] W20 N9 W13 S9 W17 S24 E50 S12 W62 N48 E62 S12 $
BAS=[ORIG=32,54] E50 N24 W20 W13 W17 S24 $
FOP=[ORIG=82,66] E12 N48 W12 S48 $
FST=[ORIG=49,30] E13 N9 W13 S9 $
.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	144,000							
3	0100	C	SFR	100		A-1			1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 08/27/2018 BY DF Total Acres: 17.00 Total Land Value: 13,480 Market: 144,000 Agricultural: 4,480 Common: 9,000 PRINTED 11/17/2026 BY SYS