COMM NW COR OF SEC, RUN S 50.6 F
FT TO E R/W OF CR-245 FOR POB, C
R/W 1264.49 FT, E 2537.73 FT, S

HIGGS CLYDE EDWARD/HIGGS DONNA S
P O BOX 238
LAKE CITY, FL 32056-0238

2027

11-4S-17-08315-001

BUILDING CHARACTERISTICS

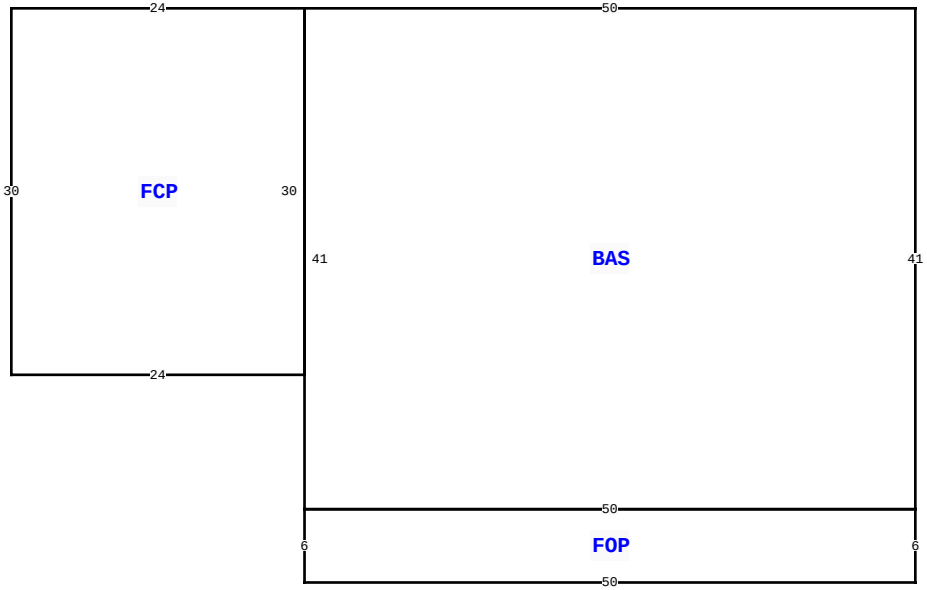
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,050	100		2,050	240,880
FCP	720	25		180	21,151
FOP	300	30		90	10,575
TOTALS	3,070			2,320	272,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	116.1090	127.72	296,310	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2050 HX Base Yr 2018



1777 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,605
TOTAL MARKET OB/XF VALUE	38,741
TOTAL LAND VALUE - MARKET	427,295
TOTAL MARKET VALUE	364,571
SOH/AGL Deduction	78,464
ASSESSED VALUE	286,107
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,696
TOTAL JUST VALUE	738,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35223	SFR	1,068	04/21/2017
29498	STORAGE	200	06/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/1859	5/31/2013	WD	Q	V	03	200,000
GRANTOR: PRICE CREEK LLC						
GRANTEE: CLYDE E & DONNA S H						
1201/1868	9/20/2010	WD	Q	V	01	99,700
GRANTOR: PRICE CREEK LLC						
GRANTEE: CLYDE E & DONNA S H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FCP= W24 S30 E24 N30$ S41 FOP= S6 E50 N6 W50$ E50 N41$.

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	0020	BARN,FR	0	100	32	60	1,920.00	UT	10.00	10.00	100	2011	2011	3	100	19,200	
2	0261	PRCH, UOP	0	100	12	192	2,304.00	UT	7.00	7.00	85	2011	2011	3	85	13,709	
3	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2017	2017	3	100	2,592	
4	0296	SHED METAL	0	100	12	30	360.00	UT	9.00	9.00	100	2017	2017	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 38,741

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	3.69	AC		1.00	1.00	1.00	5,500.00	5,500.00	20,295							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	445.00	445.00	32,930							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	407,000							

REVIEW DATE 04/12/2017 BY DF Total Acres: 77.69 Total Land Value: 53,225 Market: 407,000 Agricultural: 32,930 Common: 20,295 PRINTED 11/17/2026 BY SYS