COMM SW COR OF NW1/4 OF NW1/4,
E TO E R/W OF CR-245, N ALONG
R/W 28.77 FT TO POB, E 529.02

HIGGS RANDY D/HIGGS CHERISSE THOMPSON
1775 SE COUNTY ROAD 245
LAKE CITY, FL 32025

**2026**

**11-4S-17-08315-002**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 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 | 07 | 07 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

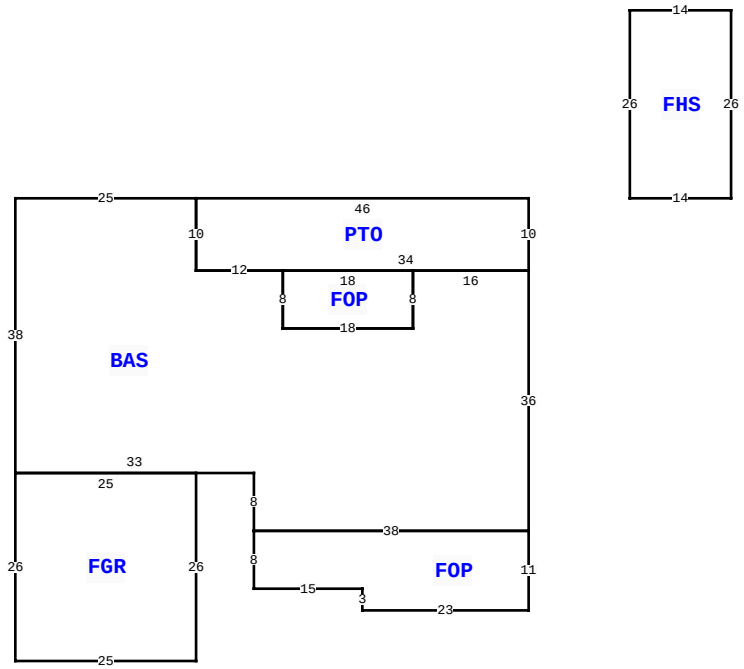
NEIGHBORHOOD/LOC 11417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,398 | 100 | | 2,398 | 314,472 |
| FGR | 650 | 55 | | 358 | 46,948 |
| FHS | 364 | 60 | | 218 | 28,588 |
| FOP | 144 | 30 | | 43 | 5,639 |
| FOP | 373 | 30 | | 112 | 14,687 |
| PTO | 460 | 5 | | 23 | 3,016 |
| TOTALS | 4,389 | | | 3,152 | 413,352 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,152 | 125.9060 | 141.01 | 444,464 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2762 HX Base Yr 2019




1775 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 413,352 |
| TOTAL MARKET OB/XF VALUE | | 40,936 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 519,288 |
| SOH/AGL Deduction | | 149,756 |
| ASSESSED VALUE | | 369,532 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 318,121 |
| TOTAL JUST VALUE | | 519,288 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 509,096 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045841 | Swimming Pool and | 67,600 | 11/02/2022 |
| 36281 | SFR | 1,339 | 02/02/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1352/0562 | 1/25/2018 | WD | U | V | 11 | 100 |
| GRANTOR: CLYDE EDWARD HIGGS & | | | | | | |
| GRANTEE: RANDY D HIGGS & CHE | | | | | | |
| 1343/0557 | 8/23/2017 | WD | U | V | 11 | 100 |
| GRANTOR: CLYDE EDWARD HIGGS & | | | | | | |
| GRANTEE: RANDY D HIGGS & CHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S38 FGR= S26 E25 N26 W25$ E33 S8 FOP= S8 E15 S3 E23 N11 W38$ E38 N36 PTO= N10 W46 S10 E12 FOP= S8 E18 N8 W18$ E34$ W16 S8 W18 N8 W12 N10$ PTR= E60 FHS= E14 N26 W14 S26$ W60$.

## 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 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 1,800 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 24 | 26 | 624.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 1,248 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 520.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 35,308 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 860.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 2,580 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,936

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/25/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/29/2026 BY SYS