

COMM SW COR OF NW1/4, RUN E 70.6
C-245, N ALONG R/W 504.89 FT FOR
FT, E 279.68 FT, S 180.69 FT, NW

CARDOSO JESSICA/BARTON SUZANNE
2021 SE CR 245
LAKE CITY, FL 32025

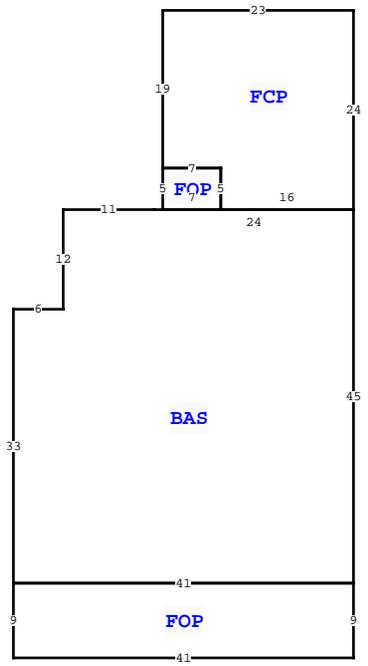
2026

11-4S-17-08316-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	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	02
NEIGHBORHOOD/LOC	11417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,773	100	
FCP	517	25	
FDU	192	60	
FOP	35	30	
FOP	120	30	
FOP	369	30	
TOTALS	3,006		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,174	111.5500	124.94	271,620	1985	2000		0	0	31.25	68.75
1 SINGLE FAM 0% - 2026 Heated Area: 1773 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	186,739			
TOTAL MARKET OB/XF VALUE	2,000			
TOTAL LAND VALUE - MARKET	18,000			
TOTAL MARKET VALUE	206,739			
SOH/AGL Deduction	0			
ASSESSED VALUE	206,739			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	206,739			
TOTAL JUST VALUE	206,739			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	198,553			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2153	10/02/2025	WD	Q	I	01	285,000
GRANTOR: ABEL JONATHAN T						
GRANTEE: CARDOSO JESSICA						
1132/2613	10/05/2007	WD	Q	I		195,000
GRANTOR: GEORGE KILIAN & DONNA						
GRANTEE: JONATHAN T & KATHER						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0180	FPLC 1STRY	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3

TOTAL OB/XF												
2,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W11 S12 W6 S33 E41 N45 W24 \$												
FCP=[ORIG=24,0] N24 W23 S19 E7 S5 E16 \$												
FOP=[ORIG=-17,45] S9 E41 N9 W41 \$												
FDU=[ORIG=54,-6] S16 E12 N16 W12 \$												
FOP=[ORIG=54,10] S10 E12 N10 W12 \$												
FOP=[ORIG=1,-5] S5 E7 N5 W7 \$												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							