

COMM SW COR OF NW1/4, RUN E
70.62 FT TO E R/W CR-245, N
ALONG R/W 635.89 FT FOR POB,

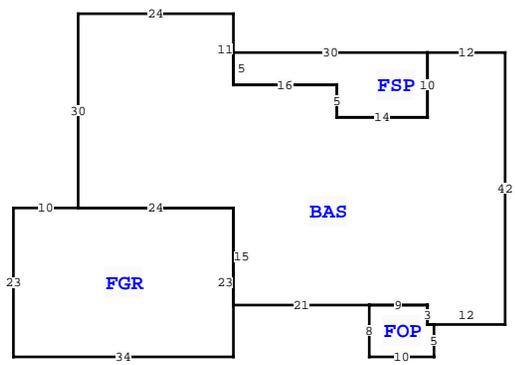
GOSS JUSTIN/GOSS NATALIE HUNTER
1989 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

11-4S-17-08316-003
VALUATION SUMMARY PAGE 1 of 1

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 Floor	12	HARDWOOD	80
Interior Floor	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
Architectural	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
BAS	2,174	100	
FGR	782	55	
FHS	345	60	
FOP	77	30	
FSP	220	40	
TOTALS	3,598		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
				Heated Area: 2519			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			386,450
TOTAL MARKET OB/XF VALUE			1,880
TOTAL LAND VALUE - MARKET			74,230
TOTAL MARKET VALUE			462,560
SOH/AGL Deduction			150,457
ASSESSED VALUE			312,103
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			260,692
TOTAL JUST VALUE			462,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36678	SFR	1,138	05/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1221	1/12/2018	WD Q	Q	V	03	30,000
GRANTOR: TALMADGE INVESTMENTS						
GRANTEE: JUSTIN & NATALIE HU						
1331/1803	2/23/2017	WD Q	Q	V	01	20,000
GRANTOR: MICHEL E GREENWALD						
GRANTEE: TALMADGE INVESTMENT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	940.00	UT	2.00	2.00	100	2018

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W12 FSP= W30 S5 E16 S5 E14 N10\$ S10 W14 N5 W16 N11 W24 S30 FGR= W10 S23 E34 N23 W24\$ E24 S15 E21 FOP= S8 E10 N5 W1 N3 W9\$ E9 S3 E12 N42 PTR= N30 FHS= N23 W15 S23 E15\$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		A-1	0.00	0.00	5.71	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,230							