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

2027

11-4S-17-08316-003

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

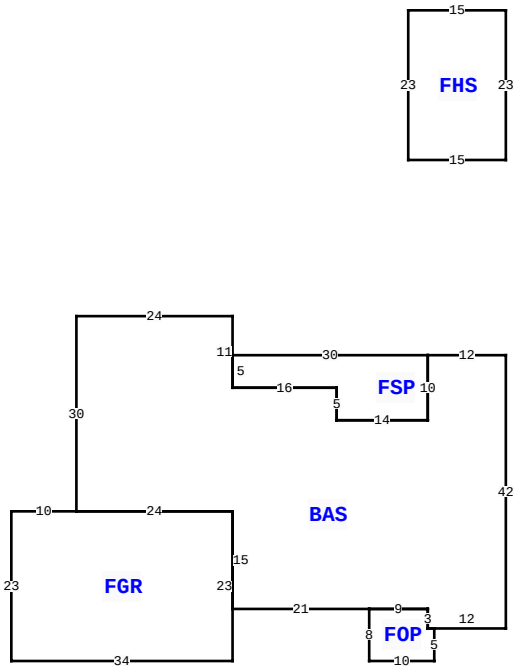
NEIGHBORHOOD/LOC 11417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100		2,174	282,388
FGR	782	55		430	55,854
FHS	345	60		207	26,888
FOP	77	30		23	2,987
FSP	220	40		88	11,431
TOTALS	3,598			2,922	379,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,922	126.9730	139.67	408,116	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2519 HX Base Yr 2019



1989 SE COUNTY ROAD 245 , LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	940.00	UT	2.00	2.00	100	2018	2018	3	100	1,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		379,548
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		74,230
TOTAL MARKET VALUE		455,658
SOH/AGL Deduction		134,192
ASSESSED VALUE		321,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,055
TOTAL JUST VALUE		455,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,560

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	V	03	30,000
GRANTOR: TALMADGE INVESTMENTS						
GRANTEE: JUSTIN & NATALIE HU						
1331/1803	2/23/2017	WD	Q	V	01	20,000
GRANTOR: MICHEL E GREENWALD						
GRANTEE: TALMADGE INVESTMENT						

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 1,880

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	5.71	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,230							

REVIEW DATE 01/15/2019 BY HC Total Acres: 5.71 Total Land Value: 74,230 Market: 0 Agricultural: 0 Common: 74,230 PRINTED 11/17/2026 BY SYS