

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	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	572	100	
BAS	1,862	100	
FOP	108	30	
FUS	588	100	
PTO	604	5	
TOTALS	3,734		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,084	111.5205	124.90	385,192	1996	1996	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 3022 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			250,375
TOTAL MARKET OB/XF VALUE			37,437
TOTAL LAND VALUE - MARKET			89,856
TOTAL MARKET VALUE			377,668
SOH/AGL Deduction			0
ASSESSED VALUE			377,668
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,668
TOTAL JUST VALUE			377,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054271	Roof Replacement	12,000	10/17/2025
10758	POOL	85	02/15/1996
10369	SFR	365	10/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1380	2/11/2026	WD	Q	I	01	685,000

GRANTOR: BOYETTE BRYAN S
GRANTEE: RODRIGUEZ CARMELO
0812/0921 10/19/1995 WD Q V 20,000
GRANTOR: SANDRA S TURMAN
GRANTEE: BRYAN S & TERESA Y

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1,407.00	UT	1.50	1.50	100
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100
3	0166	CONC, PAVMT	0	0	8	135	1,080.00	UT	1.50	1.50	100
4	0166	CONC, PAVMT	0	0	12	535	6,420.00	UT	2.50	2.50	100
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
7	0060	CARPORT F	0	0	20	36	720.00	UT	3.50	3.50	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							37,437					

1925 SE COUNTY ROAD 245, LAKE CITY

BUILDING NOTES	
BLD DATE: 05/06/2026 MLU	
LGL DATE: 05/06/2026 MLU	
LAND DATE: 05/06/2026 MLU	
AG DATE: 05/06/2026 MLU	

BUILDING DIMENSIONS	
BAS= N10 PTO= N12 W66 S12 E23 N6 E29 S6 E5 N2 E7 S2 E2\$ W2 N2 W7 S2 W57 S29 E9 S2 E7 N2 E28 FOP= S4 E7 N4 E15 N4 W20 S4 W2\$ E2 N4 E20 BAS= S7 E26 N22 W26 S15\$ N15\$ PTR= N30 FUS= N22 W12 N2 W8 S2 W6 S22 E26\$ 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	0		A-1	0.00	0.00	8.32	AC		1.00	1.00	0.90	12,000.00	10,800.00	89,856							