COMM NW COR OF SW1/4 OF NW1/4, R R/W C-245 FOR POB, CONT E 1265.3 FT, W 1265.36 FT TO E R/W C-245,

RODRIGUEZ CARMELO/ORTIZ LYDIA
1925 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

11-4S-17-08316-006

BUILDING CHARACTERISTICS

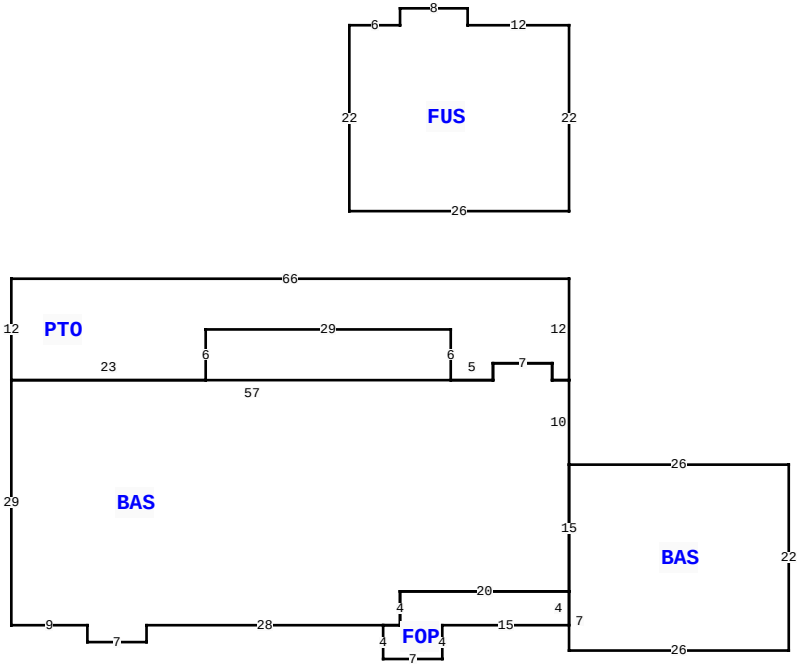
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	64,495
BAS	1,862	100		1,862	209,945
FOP	108	30		32	3,608
FUS	588	100		588	66,298
PTO	604	5		30	3,383
TOTALS	3,734			3,084	347,729

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	120.5904	132.65	409,093	1996	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2027 Heated Area: 3022 HX Base Yr 2027



1925 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	347,729
TOTAL MARKET OB/XF VALUE	38,237
TOTAL LAND VALUE - MARKET	99,840
TOTAL MARKET VALUE	485,806
SOH/AGL Deduction	0
ASSESSED VALUE	485,806
TOTAL EXEMPTION VALUE	HX HB 13 485,806
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	485,806
NCON VALUE	3,160
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,668

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						

BUILDING NOTES

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$.

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	1,407.00	UT	1.50	1.50	100	1996	1996	3	100	2,111	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	8	135	1,080.00	UT	1.50	1.50	100	1996	1996	3	100	1,620	
4	0166	CONC,PAVMT	0	100	12	535	6,420.00	UT	2.50	2.50	100	2005	2005	3	100	16,050	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
7	0060	CARPORT F	0	100	20	36	720.00	UT	3.50	3.50	100	2017	2017	3	100	2,520	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

LAND DESCRIPTION

TOTAL OB/XF 38,237

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	8.32	AC		1.00	1.00	1.00	12,000.00	12,000.00	99,840							

REVIEW DATE 05/01/2026 BY TP Total Acres: 8.32 Total Land Value: 99,840 Market: 0 Agricultural: 0 Common: 99,840 PRINTED 11/17/2026 BY SYS