COMM NW COR OF SW1/4 OF NW1/4,
RUN E 98 FT TO E R/W CR-245, S
S 286.28 FT FOR POB, CONT S

CHARRON TIMOTHY W/CHARRON MARIA C
1981 SE COUNTY RD 245
LAKE CITY, FL 32025

2027

11-4S-17-08316-007

BUILDING CHARACTERISTICS

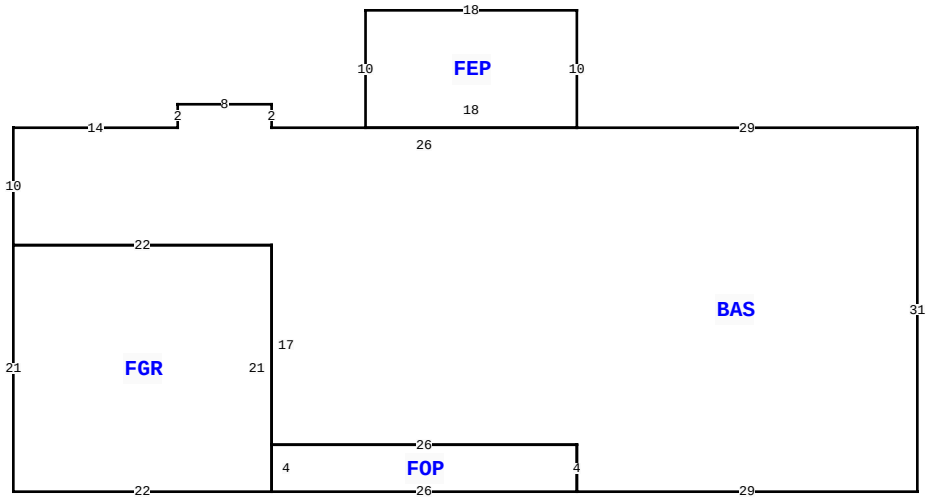
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	1,837	100		1,837	154,488
FEP	180	80		144	12,110
FGR	462	55		254	21,361
FOP	104	30		31	2,607
TOTALS	2,583			2,266	190,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	109.2220	120.14	272,237	1982	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1837 HX Base Yr 2013



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

1981 SE COUNTY ROAD 245 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,566
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	99,840
TOTAL MARKET VALUE	298,606
SOH/AGL Deduction	115,508
ASSESSED VALUE	183,098
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,687
TOTAL JUST VALUE	298,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25259	MAINT/ALTR	80	11/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0418	3/01/2012	WD	Q	I	01	180,000
GRANTOR: RICHARD & DEBRA ARNOL						
GRANTEE: TIMOTHY W & MARIA C						
0957/2294	7/12/2002	WD	Q	I		140,000
GRANTOR: WILLIAM & THOMAS HALE						
GRANTEE: RICHARD & DEBRA ARN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FEP= N10 W18 S10 E18$ W26 N2 W8 S2 W14 S10 FGR= S21 E22 N21 W22$ E22 S17FOP= S4 E26 N4 W26$ E26 S4 E29 N31$.

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0030	BARN,MT	0	100	20	60	600.00	UT	12.00	12.00	100	2005	2005	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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 04/12/2017 BY DF Total Acres: 8.32 Total Land Value: 99,840 Market: 0 Agricultural: 0 Common: 99,840 PRINTED 11/17/2026 BY SYS