

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

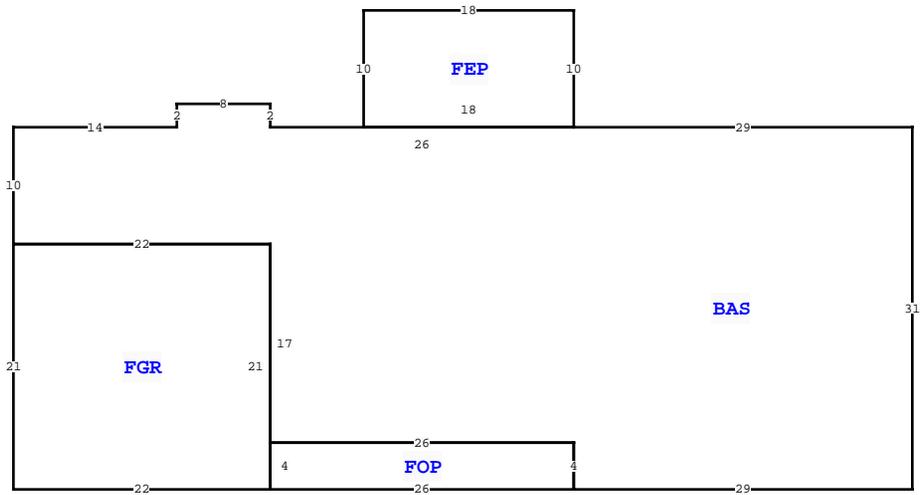
CHARRON TIMOTHY W/CHARRON MARIA C
 1981 SE COUNTY RD 245
 LAKE CITY, FL 32025

2026

11-4S-17-08316-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,837	100	
FEP	180	80	
FGR	462	55	
FOP	104	30	
TOTALS	2,583		

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	122.33	277,200	1982	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2013 Heated Area: 1837 HX Base Yr 2013											



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
3	0030	BARN, MT	0	100	20	60	600.00	UT	12.00	100	2005

TOTAL OB/XF											
8,200											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	8.32	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	12,000.00	12,000.00	99,840							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,040	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		99,840	
TOTAL MARKET VALUE		302,080	
SOH/AGL Deduction		124,315	
ASSESSED VALUE		177,765	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		126,354	
TOTAL JUST VALUE		302,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,052	

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	Q	I	01	180,000
GRANTOR: RICHARD & DEBRA ARNOL						
GRANTEE: TIMOTHY W & MARIA C						
0957/2294	7/12/2002	WD Q	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\$.											