COMM NW COR OF SW1/4 OF SW1/4, R
E R/W CR-245 FOR POB, RUN N 13.4
FT, S 679.68 FT, SW 338.31 FT TO

ROBERTS JOSHUA
2405 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

11-4S-17-08320-001

BUILDING CHARACTERISTICS

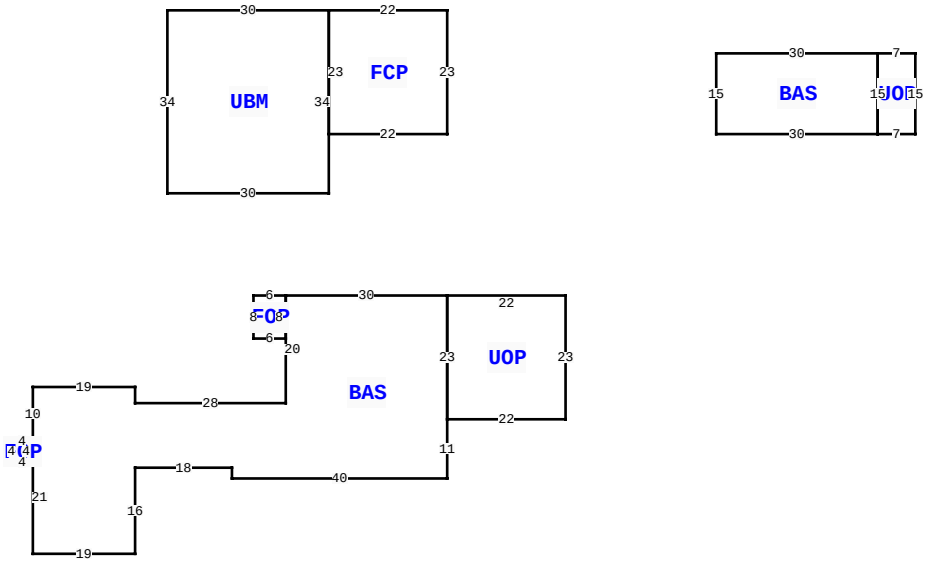
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	450	100		450	32,161
BAS	1,965	100		1,965	140,434
FCP	506	25		126	9,005
FOP	16	30		5	358
FOP	48	30		14	1,000
UBM	1,020	20		204	14,580
UOP	105	20		21	1,501
UOP	506	20		101	7,218
TOTALS	4,616			2,886	206,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	99.9585	109.95	317,316	1935	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2415 HX Base Yr 2024



2405 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	0190	FPLC PF	0	100	0	0	3.00	UT	1,200.00	1,200.00	100	0	0	3	100	3,600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
7	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1994	1994	3	40	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,255
TOTAL MARKET OB/XF VALUE	32,686
TOTAL LAND VALUE - MARKET	120,130
TOTAL MARKET VALUE	254,365
SOH/AGL Deduction	0
ASSESSED VALUE	254,365
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	202,954
TOTAL JUST VALUE	359,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049331	Remodel	4,887	03/01/2024
30452	MAINT/ALTR	55	09/12/2012
8077	PUMP/UTPOL	30	02/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1036	6/18/2021	WD	Q	I	01	335,000
GRANTOR: DAVIS ROGER W						
GRANTEE: ROBERTS JOSHUA						
1322/0566	9/16/2016	WD	U	I	11	0
GRANTOR: LENVIL H DICKS						
GRANTEE: ROGER W & JULIE DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W6 S8 E6 N8$ S20 W28 N3 W19 S10 FOP= W4 S4E4 N4$ S21 E19 N16 E18 S2 E40 N11 UOP= E22 N23 W22 S23$ N23$ PTR=N30 FCP= N23 W22 UBM= W30 S34 E30 N34$ S23 E22$ S30$PTR= N30 E50 BAS= E30 UOP= E7 N15 W7 S15$N15 W30 S15$ S30W50 $.

LAND DESCRIPTION

TOTAL OB/XF 32,686

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.92	AC		1.00	1.00	1.00	445.00	445.00	4,414							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,120							
4	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	10.00	10.00	10							

REVIEW DATE 09/11/2023 BY ME Total Acres: 11.17 Total Land Value: 15,424 Market: 109,120 Agricultural: 4,414 Common: 11,010 PRINTED 11/17/2026 BY SYS