

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

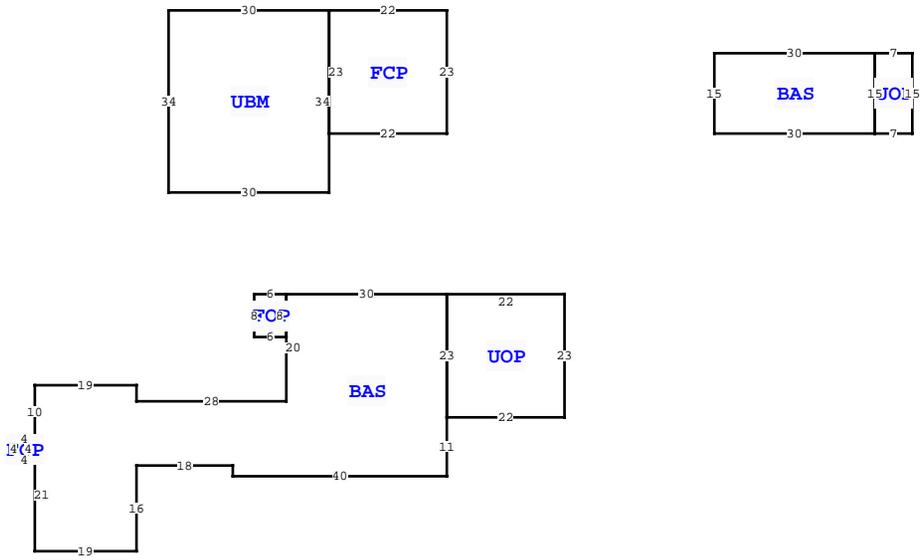
2026

11-4S-17-08320-001



ELEMENT		CD	CONSTRUCTION
Exterior Wall	10	05	ABOVE AVG. 80
Exterior Wall	05	05	AVERAGE 20
Roof Structure	03	03	GABLE/HIP 100
Roof Cover	12	03	MODULAR MT 100
Interior Wall	04	05	PLYWOOD 50
Interior Wall	05	04	DRYWALL 50
Interior Floor	12	04	HARDWOOD 100
Air Condition	03	03	CENTRAL 100
Heating Type	04	04	AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Frame	01	01	NONE 100
Stories	1.	1.	1. 100
Architectual	05	05	CONV 100
Units			0 100
Condition Adj	02	02	02 100
Kitchen Adjus	01	01	01 100
Quality	05	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
BAS	450	100	
BAS	1,965	100	
FCP	506	25	
FOP	16	30	
FOP	48	30	
UBM	1,020	20	
UOP	105	20	
UOP	506	20	
TOTALS	4,616		

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	111.95	323,088	1935	1960		0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 2415 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			210,007
TOTAL MARKET OB/XF VALUE			32,686
TOTAL LAND VALUE - MARKET			120,130
TOTAL MARKET VALUE			258,117
SOH/AGL Deduction			1,564
ASSESSED VALUE			256,553
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			205,142
TOTAL JUST VALUE			362,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,983

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

EXTRA FEATURES																
L N	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

LAND DESCRIPTION															TOTAL OB/XF 32,686									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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 \$.	