N1/2 OF S1/2 OF NE1/4 OF NE1/4
EX RD R/W WITHIN CR-245.
397-467, 423-397, WD 1301-1321

TODD TYLER J
8356 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

11-5S-17-09200-000

BUILDING CHARACTERISTICS

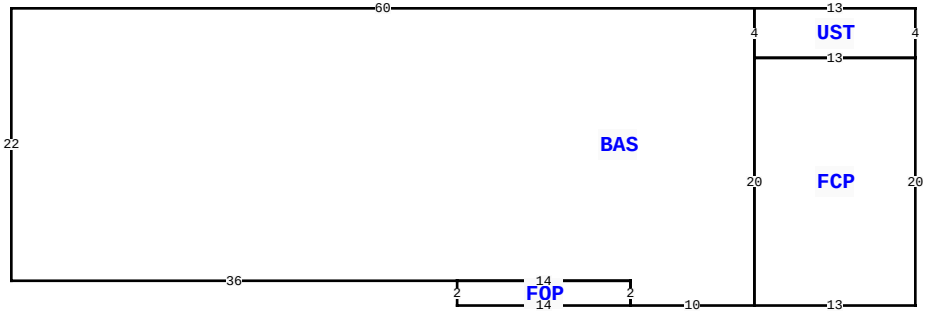
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	102,038
FCP	260	25		65	4,950
FOP	28	30		8	609
UST	52	45		23	1,751
TOTALS	1,680			1,436	109,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	106.5000	117.15	168,227	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1340 HX Base Yr 2020



8354 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0030	BARN,MT	0	0	12	16	192.00	UT	0.75	0.75	100	0	0	3	100	144	
2	0040	BARN,POLE	0	0	16	22	352.00	UT	0.45	0.45	100	0	0	3	100	158	
3	0040	BARN,POLE	0	0	23	50	1,150.00	UT	0.63	0.63	100	0	0	3	100	719	
4	0040	BARN,POLE	0	0	40	42	1,680.00	UT	0.30	0.30	100	0	0	3	100	504	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	0	12	62	744.00	UT	0.45	0.45	100	0	0	3	100	335	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,348
TOTAL MARKET OB/XF VALUE		5,260
TOTAL LAND VALUE - MARKET		108,020
TOTAL MARKET VALUE		129,533
SOH/AGL Deduction		39,657
ASSESSED VALUE		89,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,465
TOTAL JUST VALUE		222,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9269	M H	125	01/20/1995
9232	PUMP/UTPOL	30	01/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2700	7/24/2019	WD	U	I	30	100
GRANTOR: GINGER TODD						
GRANTEE: TYLER J TODD						
1301/1729	9/22/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (C M R						
GRANTEE: GINGER TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S22 E36 FOP= S2 E14 N2 W14$ E14 S2 E10 FCP= E13 N20 W13 S20$ N20 UST= E13 N4 W13 S4$ N4$.

LAND DESCRIPTION

TOTAL OB/XF 5,260

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	8.82	AC		1.00	1.00	1.00	445.00	445.00	3,925							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.82	AC		1.00	1.00	1.00	11,000.00	11,000.00	97,020							

REVIEW DATE 08/01/2017 BY BC Total Acres: 9.82 Total Land Value: 14,925 Market: 97,020 Agricultural: 3,925 Common: 11,000 PRINTED 11/17/2026 BY SYS