

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

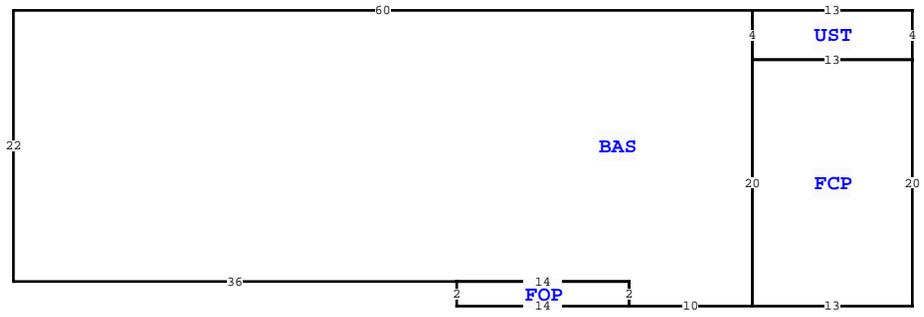
TODD TYLER J
8356 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-5S-17-09200-000
11-5S-17-09200-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1340						HX Base Yr 2020					



Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	11517.00 1.00/
TOTALS	1,680 1,436 113,324

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	105,748
FCP	260	25		65	5,130
FOP	28	30		8	631
UST	52	45		23	1,815

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		113,324	
TOTAL MARKET OB/XF VALUE		5,260	
TOTAL LAND VALUE - MARKET		108,020	
TOTAL MARKET VALUE		133,509	
SOH/AGL Deduction		46,082	
ASSESSED VALUE		87,427	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		36,016	
TOTAL JUST VALUE		226,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,886	

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						

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	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	

8354 SE COUNTY ROAD 245 , LAKE CITY												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	05/06/2026
												INC DATE		AG DATE	MLU
TOTALS												5,260			

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							