

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

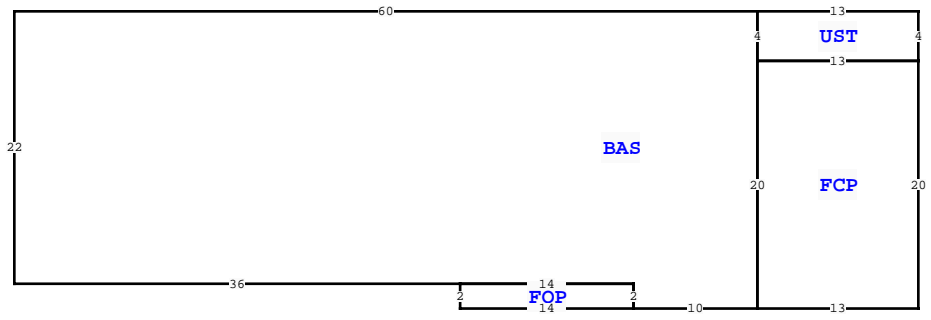
TODD TYLER J
8356 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

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

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 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
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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	103,893
FCP	260	25		65	5,039
FOP	28	30		8	620
UST	52	45		23	1,783
TOTALS	1,680			1,436	111,336

8354 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			111,336	
TOTAL MARKET OB/XF VALUE			5,260	
TOTAL LAND VALUE - MARKET			108,020	
TOTAL MARKET VALUE			131,521	
SOH/AGL Deduction			44,094	
ASSESSED VALUE			87,427	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			36,016	
TOTAL JUST VALUE			224,616	
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						

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\$.	

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	

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							