BEG AT INTERS OF W R/W CR-245 & OF NE1/4, RUN W 350 FT, N 200 FT 200 FT TO POB.

ROBERTS AARON F/ROBERTS CASEY H
8438 SE CR-245
LAKE CITY, FL 32025

2027

11-5S-17-09200-001

BUILDING CHARACTERISTICS

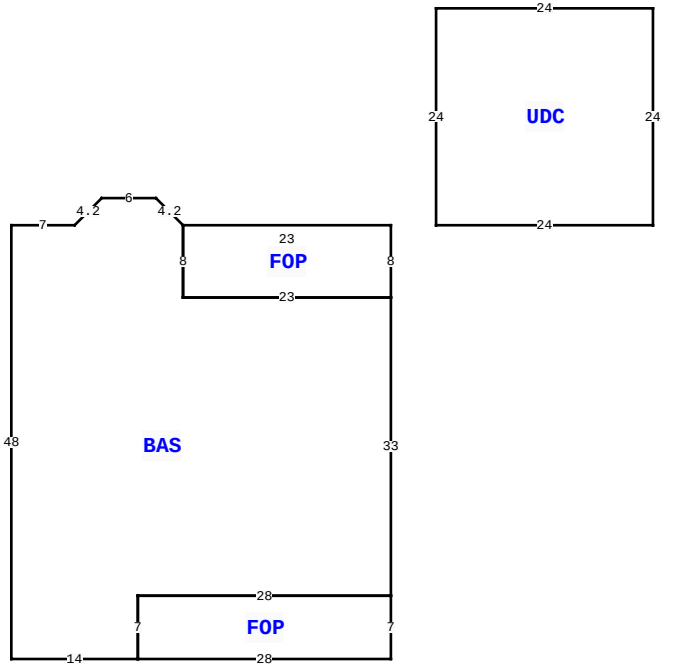
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,663	100		1,663	176,219
FOP	184	30		55	5,828
FOP	196	30		59	6,252
UDC	576	25		144	15,259
TOTALS	2,619			1,921	203,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	126.3328	138.97	266,961	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2007 Heated Area: 1663 HX Base Yr 2007



8438 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,558
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		25,600
TOTAL MARKET VALUE		229,658
SOH/AGL Deduction		78,432
ASSESSED VALUE		151,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,815
TOTAL JUST VALUE		229,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053038	Roof Replacement	12,650	05/06/2025
23483	SFR	478	08/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0738	1/21/2008	QC	Q	I	01	67,800

GRANTOR: AARON F ROBERTS

GRANTEE: AARON F & CASEY H R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S48 E14 FOP= E28 N7 W28 S7$ N7 E28 N33 FOP= N8 W23 S8 E23$ W23 N8 L3 U3 W6 D3 L3 $ PTR= E40 UDC= E24 N24 W24 S24$ W40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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			0.00	0.00	1.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,600							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 1.60 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS