SE1/4 OF NE1/4 EXCEPT THE N 4 AC
AND EXCEPT THE SOUTH 483.14 FT.

TOUCHTON RYAN C/TOUCHTON PAMELA B
8566 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

11-5S-17-09212-000

BUILDING CHARACTERISTICS

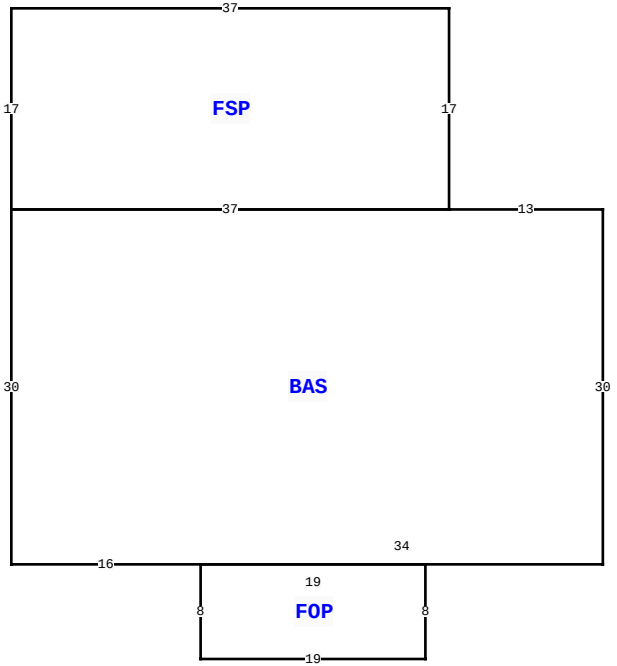
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
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	1,500	100		1,500	173,275
FOP	152	30		46	5,314
FSP	629	40		252	29,110
TOTALS	2,281			1,798	207,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,798	111.7200	122.89	220,956	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1500 HX Base Yr 2021



8566 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		207,699
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		147,000
TOTAL MARKET VALUE		354,699
SOH/AGL Deduction		98,594
ASSESSED VALUE		256,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,694
TOTAL JUST VALUE		354,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38869	SFR	0	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1421	4/30/2019	WD	Q	V	01	83,000
GRANTOR: JASON FRANKLIN PHILLI						
GRANTEE: RYAN C TOUCHTON & P						
1238/0534	7/06/2012	QC	U	V	11	100
GRANTOR: EDWARD M POWELL & JUD						
GRANTEE: ERNEST & JASON PHIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N17 W37 S17 E37$ W37 S30 E16 FOP= S8 E19 N8 W19$ E34 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	21.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	147,000							

REVIEW DATE 07/23/2020 BY JB Total Acres: 21.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 11/17/2026 BY SYS