

COMM SW COR OF S1/2 OF S1/2 OF N  
FOR POB, E 1289.74 FT, N 332.54  
TO E R/W OF CR 245, S ALONG R/W

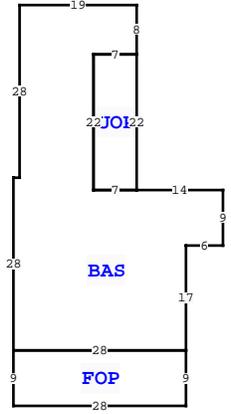
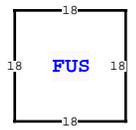
SOUTHWELL KENNETH BRUCE/SOUTHWELL CYNTHIA MARIE  
8701 SE CR 245  
LAKE CITY, FL 32025

**2026**

12-5S-17-09217-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
09	PINE WOOD 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	1 100				
01	NONE 100				
1.5	1.5 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MKT AREA		02		
12517.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	73,913
FOP	252	30		76	4,681
FUS	324	100		324	19,956
UOP	154	20		31	1,910
TOTALS	1,930			1,631	100,460

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,631	84.6090	94.76	154,554	1910	1910	0	0	35.00	65.00
1 SINGLE FAM			100% - 2021	Heated Area: 1524			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,460	
TOTAL MARKET OB/XF VALUE		2,300	
TOTAL LAND VALUE - MARKET		108,240	
TOTAL MARKET VALUE		117,694	
SOH/AGL Deduction		35,474	
ASSESSED VALUE		82,220	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		30,809	
TOTAL JUST VALUE		211,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049503	Remodel	17,988	03/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2488	6/14/2021	WD	U	I	11	100

GRANTOR: SOUTHWELL KENNETH BRU  
GRANTEE: SOUTHWELL KENNETH B  
1345/2115 9/28/2017 PR U I 11 0  
GRANTOR: KENNETH BRUCE SOUTHWE  
GRANTEE: KENNETH BRUCE SOUTH

BUILDING NOTES	
8701 SE COUNTY ROAD 245 , LAKE CITY	

BUILDING DIMENSIONS	
BAS= W19 S28 W1 S28 FOP= S9 E28 N9 W28\$ E28 N17 E6 N9 W14 UOP= N22 W7 S22 E7\$ W7 N22 E7N8\$ PTR=N40 FUS= W18 S18 E18 N18\$ S40\$.	

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0140	CLFENCE 6	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF														2,300								
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	8.84	AC		1.00	1.00	1.00	445.00	445.00	3,934							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.84	AC		1.00	1.00	1.00	11,000.00	11,000.00	97,240							