

COMM AT SW COR OF NE1/4, RUN E  
485.74 FT FOR POB, SW 241.56  
FT, NW 193.24 FT, NE 250 FT TO

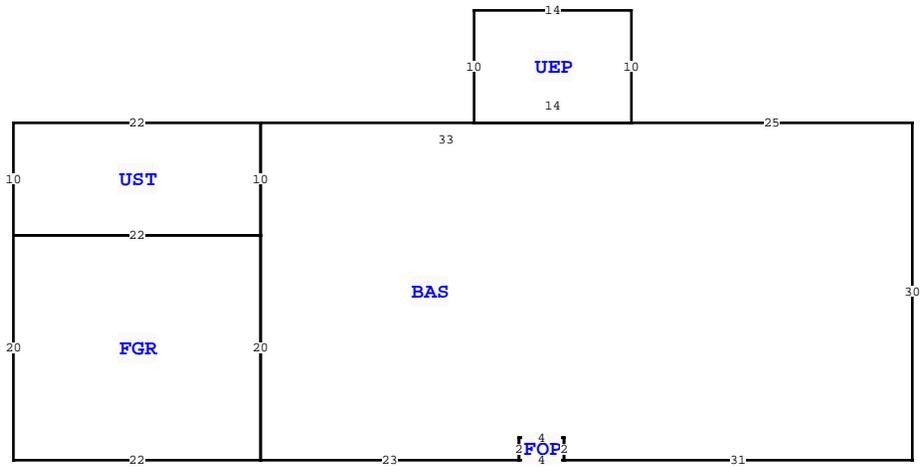
GAY CHESLEY/GAY AMANDA  
3460 SE CR-245  
LAKE CITY, FL 32025

**2026**

14-4S-17-08344-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,732	100	
FGR	440	55	
FOP	8	30	
UEP	140	60	
UST	220	45	
TOTALS	2,540		

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%	- 2013								
Heated Area: 1732 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,646
TOTAL MARKET OB/XF VALUE			10,264
TOTAL LAND VALUE - MARKET			19,620
TOTAL MARKET VALUE			212,530
SOH/AGL Deduction			103,203
ASSESSED VALUE			109,327
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,916
TOTAL JUST VALUE			212,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048840	Electrical Servic	0	12/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/2080	11/16/2012	WD	U	I	11	100
GRANTOR: TEVIS JOHN GAY						
GRANTEE: CHESLEY & AMANDA GA						
1236/1219	6/08/2012	WD	U	I	30	50,000
GRANTOR: DEWY P GAY & TERESA G						
GRANTEE: TEVIS JOHN GAY						

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	0280	POOL R/CON	0	100	16	32	512.00	UT	52.50	30	1963	1963	3	30	8,064	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2013	2013	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
5	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W25 UEP= N10 W14 S10 E14\$ W33 UST= W22 S10 E22 N10\$ S10 FGR= W22 S20 E22 N20\$ S20 E23FOP= E4 N2 W4 S2\$ N2 E4 S2 E31 N30\$.	

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	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							