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

2027

14-4S-17-08344-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

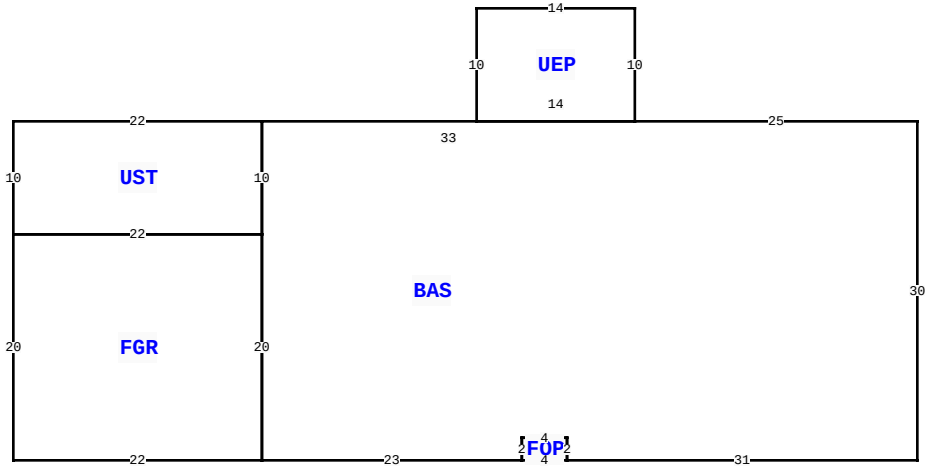
NEIGHBORHOOD/LOC 14417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	143,911
FGR	440	55		242	20,108
FOP	8	30		2	166
UEP	140	60		84	6,980
UST	220	45		99	8,226
TOTALS	2,540			2,159	179,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	116.2060	127.83	275,985	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1732 HX Base Yr 2013



3460 SE COUNTY ROAD 245 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,390
TOTAL MARKET OB/XF VALUE		10,264
TOTAL LAND VALUE - MARKET		19,620
TOTAL MARKET VALUE		209,274
SOH/AGL Deduction		96,667
ASSESSED VALUE		112,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,196
TOTAL JUST VALUE		209,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,530

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						

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 10,264

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

REVIEW DATE 12/21/2023 BY TW Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 11/17/2026 BY SYS