

COMM AT SW COR OF NE1/4, RUN E
485.74 FT TO SW R/W OF CR 245,
SE ALONG R/W 210 FT, S 80 FT

GAY TEVIS J
3186 SE CR 245
LAKE CITY, FL 32025

2026

14-4S-17-08344-001
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	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
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	1,056	100	
UOP	72	20	
USP	96	35	
TOTALS	1,224		1,104

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,104	70.5024	78.96	87,172	1940	1940	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0														
Heated Area: 1056 HX Base Yr														
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 BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,662	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		2,500	
TOTAL MARKET VALUE		60,062	
SOH/AGL Deduction		842	
ASSESSED VALUE		59,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		59,220	
TOTAL JUST VALUE		60,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/2503	12/22/2010	WD	U	V	30	0
GRANTOR: FAY D GAY						
GRANTEE: TEVIS J GAY						
1206/0679	10/18/2010	WD	U	V	30	0
GRANTOR: FAY D GAY						
GRANTEE: TEVIS J 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300		
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300		
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300		
TOTALS														1,224		1,104	56,662	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 USP= N6 W16 S6 E16S W36 S24 E26 UOP= S4 E18 N4 W18S E18 N24S.	

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	DPHT 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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,500							