COMM AT SW COR OF NE1/4, E 485.7
OF CR 245, SE ALONG R/W 210 FT,
CONT S 147.58 FT, W 147.58 FT, N

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

2027

14-4S-17-08344-001

BUILDING CHARACTERISTICS

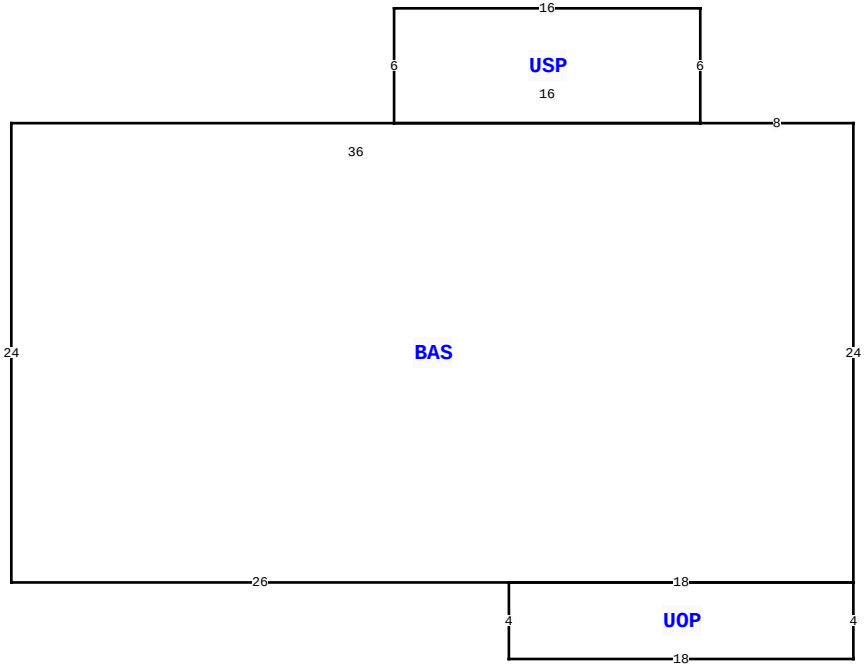
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	50,458
UOP	72	20		14	669
USP	96	35		34	1,624
TOTALS	1,224			1,104	52,751

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	66.8304	73.51	81,155	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	

3488 SE COUNTY ROAD 245 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,751
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	56,151
SOH/AGL Deduction	0
ASSESSED VALUE	56,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,151
TOTAL JUST VALUE	56,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,062

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 USP= N6 W16 S6 E16$ W36 S24 E26 UOP= S4 E18 N4 W18$ E18 N24$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 900

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

REVIEW DATE 04/24/2016 BY DF Total Acres: 0.50 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 11/17/2026 BY SYS