COMM NE COR OF SW1/4 OF SE1/4,
RUN W 374.42 FT FOR POB, RUN S
344.95 FT TO S LINE OF N1/2 OF

REGISTER PAUL RANDOLPH/REGISTER TERESA GAY
3796 SE CR 245
LAKE CITY, FL 32025

**2027**

**14-4S-17-08345-000**

## BUILDING CHARACTERISTICS

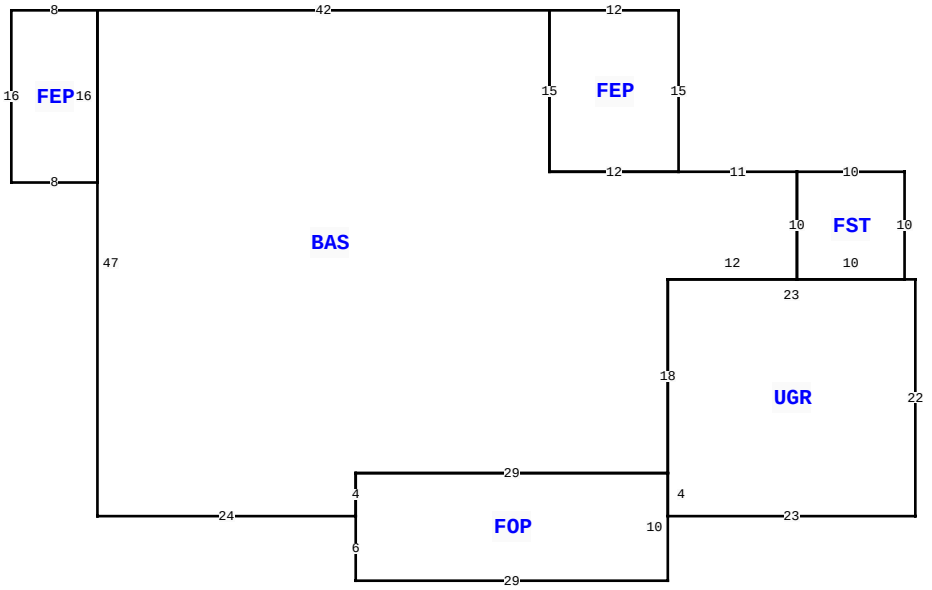
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 5000 | IMPROVED AG |
| 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 | 2,330 | 100 | | 2,330 | 172,819 |
| FEP | 128 | 80 | | 102 | 7,565 |
| FEP | 180 | 80 | | 144 | 10,681 |
| FOP | 290 | 30 | | 87 | 6,453 |
| FST | 100 | 55 | | 55 | 4,079 |
| UGR | 506 | 45 | | 228 | 16,911 |
| TOTALS | 3,534 | | | 2,946 | 218,509 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,946 | 103.7400 | 114.11 | 336,168 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2330 HX Base Yr




3796 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/03/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 408.00 | UT | 3.30 | 3.30 | 100 | 0 | 0 | 3 | 100 | 1,346 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 720.00 | UT | 1.70 | 1.70 | 100 | 0 | 0 | 3 | 100 | 1,224 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 14 | 25 | 350.00 | UT | 70.00 | 70.00 | 100 | 1999 | 1999 | 3 | 40 | 9,800 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 30 | 42 | 910.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,365 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 900 | |
| 8 | 0282 | POOL ENCL | 0 | 100 | 28 | 36 | 1,008.00 | UT | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 40 | 6,048 | |
| 9 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,509 |
| TOTAL MARKET OB/XF VALUE | | 22,883 |
| TOTAL LAND VALUE - MARKET | | 15,000 |
| TOTAL MARKET VALUE | | 249,337 |
| SOH/AGL Deduction | | 86,240 |
| ASSESSED VALUE | | 163,097 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 111,686 |
| TOTAL JUST VALUE | | 256,392 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 260,375 |

LAND:1:1: JOINS 08345-001 ( 17.00 AC. )

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14846 | POOL | 90 | 12/11/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1357/2303 | 4/12/2018 | LE | U | I | 14 | 100 |

GRANTOR: PAUL RANDOLPH & TERES

GRANTEE: CAROLINE CRIBBS & C

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FEP= N15 W12 S15 E12$ W12 N15 W42 FEP= W8 S16E8 N16$ S47 E24 FOP= S6 E29 N10 W29 S4$ N4 E29 UGR= S4 E23 N22 W23 S18$ N18 E12 FST= E10 N10 W10 S10$ N10$.

## LAND DESCRIPTION

TOTAL OB/XF 22,883

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 445 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |

REVIEW DATE 04/24/2017 BY DF Total Acres: 2.00 Total Land Value: 7,945 Market: 7,500 Agricultural: 445 Common: 7,500 PRINTED 11/17/2026 BY SYS