COMM AT A PT ON THE SW R/W OF CR
SE1/4 OF NW1/4, SE ALONG R/W 145
28 DEG W 210 FT, S 61 DEG E 210

GAY TEVIS J/GAY MELISSA L
3186 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

14-4S-17-08345-002

BUILDING CHARACTERISTICS

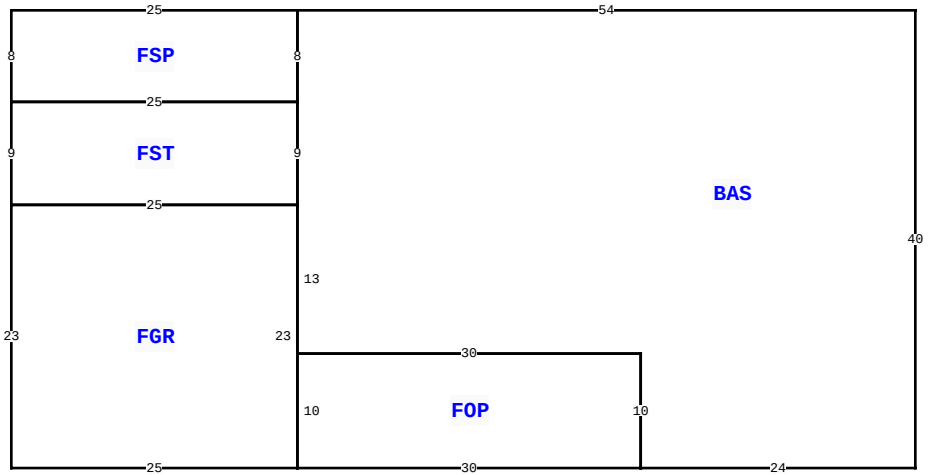
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,860	100		1,860	155,501
FGR	575	55		316	26,419
FOP	300	30		90	7,524
FSP	200	40		80	6,689
FST	225	55		124	10,367
TOTALS	3,160			2,470	206,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	116.9280	128.62	317,691	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1860 HX Base Yr



3186 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,499
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		212,799
SOH/AGL Deduction		71,460
ASSESSED VALUE		141,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,928
TOTAL JUST VALUE		228,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27999	M H	421	08/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0774/1816	5/15/1993	WD	U	V	34	30,000

GRANTOR: LENVIL DICKS

GRANTEE: TEVIS J GAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FSP= W25 S8 E25 N8$S8 FST= W25 S9 E25 N9$ S9 FGR= W25 S23 E25 N23$ S13 FOP= S10 E30 N10 W30$ E30 S10E24 N40$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	5,000.00	5,000.00	5,000							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	16,000							

REVIEW DATE 04/24/2017 BY DF Total Acres: 5.00 Total Land Value: 5,100 Market: 16,000 Agricultural: 100 Common: 5,000 PRINTED 11/17/2026 BY SYS