

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

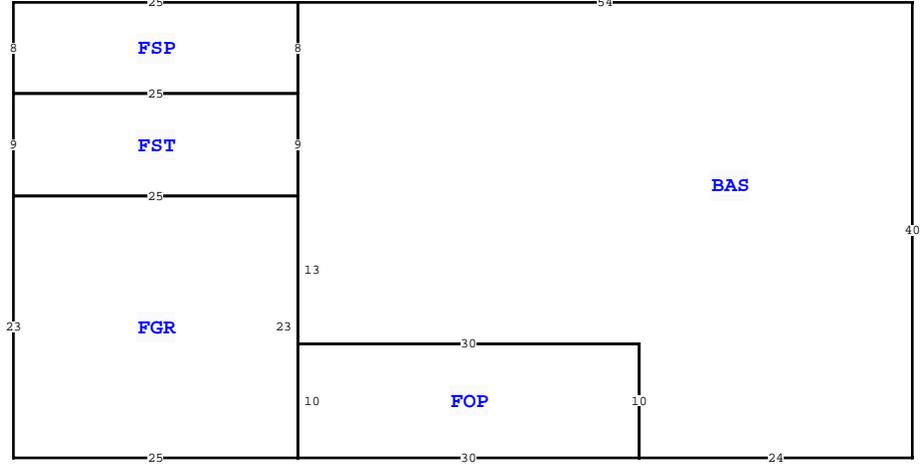
2026

14-4S-17-08345-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,860	100	
FGR	575	55	
FOP	300	30	
FSP	200	40	
FST	225	55	
TOTALS	3,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
Heated Area: 1860											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		214,013	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		220,313	
SOH/AGL Deduction		83,088	
ASSESSED VALUE		137,225	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		85,814	
TOTAL JUST VALUE		236,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,456	

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\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	3	100	1,200	

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	DPH 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							