SE1/4 OF NW1/4 AS LIES S OF CR-2
NW1/4 AS LIES S OF CR-245 & E OF
EX 1 AC DESC ORB 1189-747 & EX C

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

2026

14-4S-17-08345-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	201,180
TOTAL MARKET VALUE	8,148
SOH/AGL Deduction	124
ASSESSED VALUE	8,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,024
TOTAL JUST VALUE	201,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	25.00	25.00	200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.53	AC		1.00	1.00	1.00	280.00	280.00	7,148							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.53	AC		1.00	1.00	1.00	6,000.00	6,000.00	201,180							

REVIEW DATE 04/24/2017 BY DF Total Acres: 33.53 Total Land Value: 7,348 Market: 201,180 Agricultural: 7,348 Common: 0 PRINTED 05/08/2026 BY SYS