

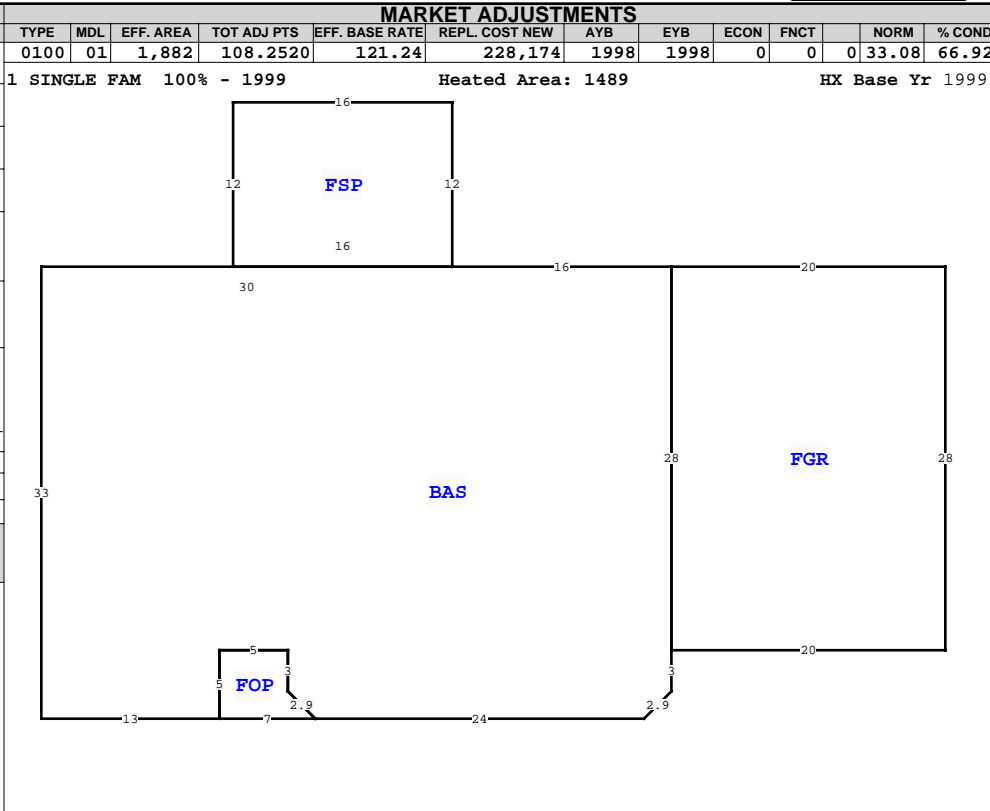
COMM SE COR OF SE1/4 OF NW1/4, R
TO N R/W CR-245, RUN NW 443.89 F
NW 174.47 FT, N 435.20 FT, SE 30

MCGUERTY MARK S/MCGUERTY MARY A
3261 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08346-041

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,694
TOTAL MARKET OB/XF VALUE			3,479
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			192,173
SOH/AGL Deduction			63,671
ASSESSED VALUE			128,502
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			77,091
TOTAL JUST VALUE			192,173
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,730

DOR CODE		0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02	
NEIGHBORHOOD/LOC			
14417.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,489	100	
FGR	560	55	
FOP	27	30	
FSP	192	40	
TOTALS	2,268		1,882
			152,694

3261 SE COUNTY ROAD 245 , LAKE CITY
 BLD DATE 11/03/1998 CM LGL DATE
 XF DATE LAND DATE 05/06/2026 MLU
 INC DATE AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13938	SFR	255	04/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/1477	3/20/1997	QC	Q	V	01	0

GRANTOR: RICHARD MCGUERTY
 GRANTEE: MARK MCGUERTY

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	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	1998	1998	3	100	1,947	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0166	CONC,PAVMT	0	100	13	17	UT	1.50	1.50	100	1998	1998	3	100	332	

TOTAL OB/XF													3,479				
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BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W16 FSP= N12 W16 S12 E16\$ W30 S33 E13 FOP= E7 U2 L2
 N3 W5 S\$5 N5 E5 S3 R2 D2 E24 R2 U2 N3 FGR= E20 N28 W20
 S28\$ N28\$.

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	2.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,000								