

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

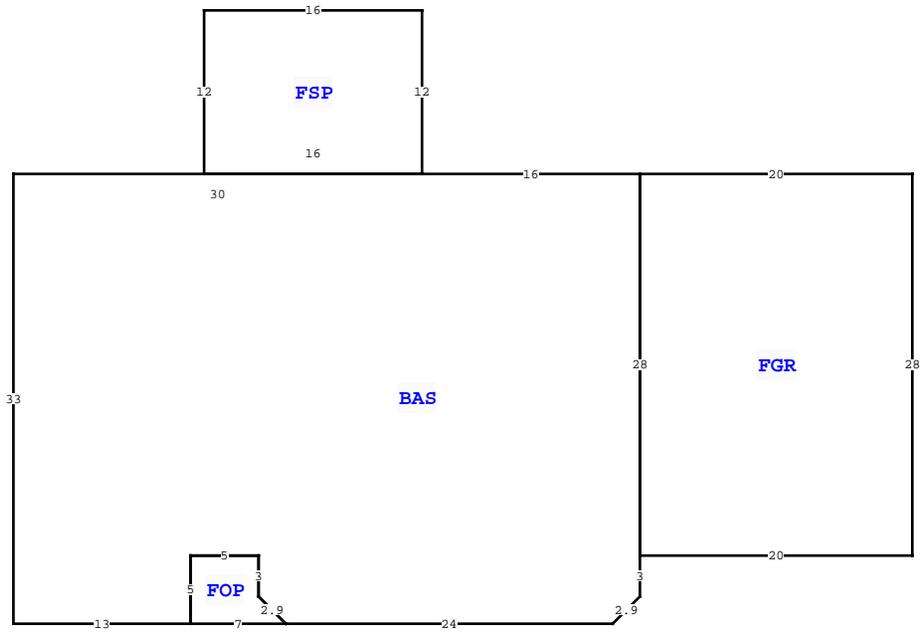
2026

14-4S-17-08346-041



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	
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	155,427

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%	1999								
Heated Area: 1489						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				155,427		
TOTAL MARKET OB/XF VALUE				3,479		
TOTAL LAND VALUE - MARKET				36,000		
TOTAL MARKET VALUE				194,906		
SOH/AGL Deduction				66,404		
ASSESSED VALUE				128,502		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				77,091		
TOTAL JUST VALUE				194,906		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				192,730		
SALE:1:1: FAMILY (NO DOC STAMPS)						
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W16 FSP= N12 W16 S12 E16\$ W30 S33 E13 FOP= E7 U2 L2 N3 W5 S5\$ N5 E5 S3 R2 D2 E24 R2 U2 N3 FGR= E20 N28 W20 S28\$ N28\$.						

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	1,298.00	UT	1.50	1.50	100	1998	1998	3	100	1,947	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0166	CONC, PAVMT	0	100	13	221.00	UT	1.50	1.50	100	1998	1998	3	100	332	

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							