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

2027

14-4S-17-08346-041

BUILDING CHARACTERISTICS

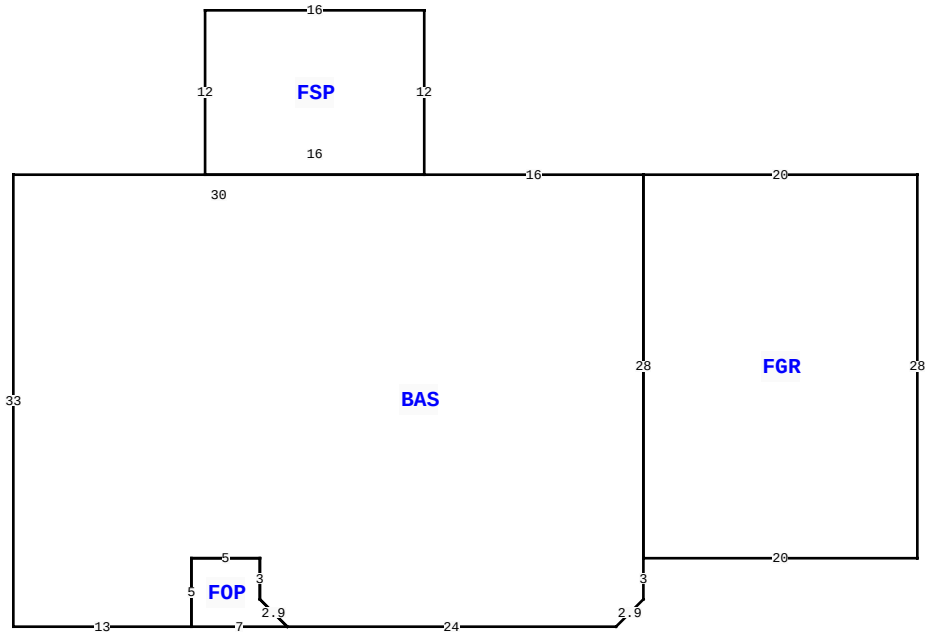
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100		1,489	118,656
FGR	560	55		308	24,544
FOP	27	30		8	638
FSP	192	40		77	6,136
TOTALS	2,268			1,882	149,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	108.2520	119.08	224,109	1998	1998	0	0	0	33.08	66.92

1 SINGLE FAM 100% - 1999 Heated Area: 1489 HX Base Yr 1999



BLD DATE	11/03/1998 CM	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

3261 SE COUNTY ROAD 245 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,974
TOTAL MARKET OB/XF VALUE		3,479
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		189,453
SOH/AGL Deduction		57,096
ASSESSED VALUE		132,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,946
TOTAL JUST VALUE		189,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,173

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

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	0166	CONC,PAVMT	0	100	0	0	1,298.00	UT	1.50	1.50	100	1998	1998	3	100	1,947	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0166	CONC,PAVMT	0	100	13	17	221.00	UT	1.50	1.50	100	1998	1998	3	100	332	

LAND DESCRIPTION

TOTAL OB/XF 3,479

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

REVIEW DATE 04/18/2017 BY DF Total Acres: 2.25 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS