COMM NW COR OF SE1/4 OF NW1/4, R
TO N R/W C-245 SE ALONG R/W 70.2
RUN N 172.85 FT, NE 465.93 FT, S

CIESLIK CAROL S
3117 SE COUNTY ROAD 245
LAKE CITY, FL 32055

2027

14-4S-17-08348-000

BUILDING CHARACTERISTICS

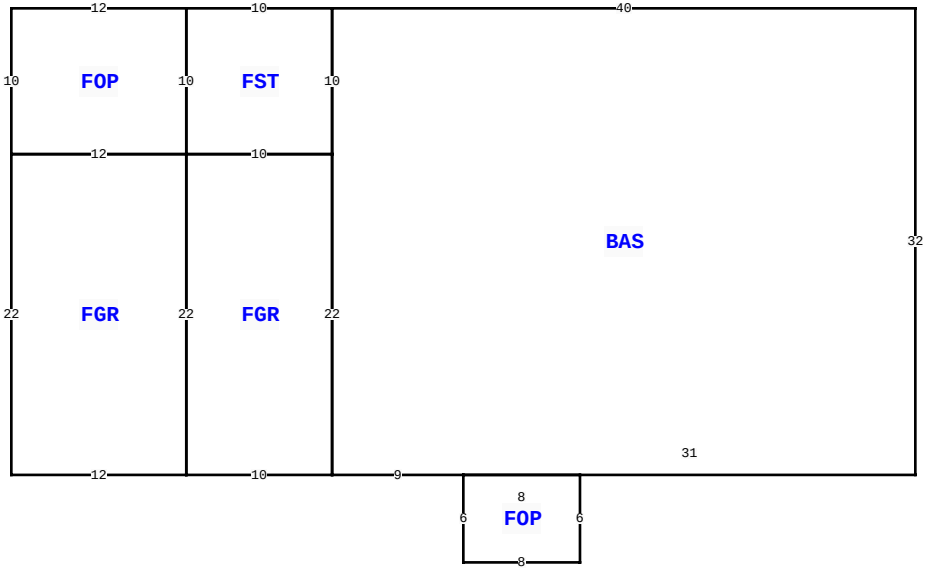
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,280	100		1,280	95,971
FGR	220	55		121	9,072
FGR	264	55		145	10,872
FOP	48	30		14	1,050
FOP	120	30		36	2,699
FST	100	55		55	4,124
TOTALS	2,032			1,651	123,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	104.8600	115.35	190,443	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1280 HX Base Yr



3117 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,788
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	171,788
SOH/AGL Deduction	101,761
ASSESSED VALUE	70,027
TOTAL EXEMPTION VALUE	HX HB 45,027
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	171,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,030

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054631	Roof Replacement	9,000	12/05/2025
000043178	Roof Replacement	9,100	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/0581	7/18/1994	WD	Q	I	02	0

GRANTOR: RICHARD M & CAROL S C

GRANTEE: CAROL S CIESLIK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W10 FOP= W12 S10 E12 N10$ S10 E10 N10$ S10 FGR= W10 FGR= W12 S22 E12 N22$ S22 E10 N22$ S22 E9 FOP= S6 E8 N6 W8$ E31 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 04/18/2017 BY DF Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS