COMM SW COR OF SW1/4 OF NE1/4, R
TO N R/W OF CR-245 FOR POB, RUN
443.89 FT, NE 412.62 FT, SE 789.

TOWNSEND CHAD E/TOWNSEND CLARISSA M
3379 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

14-4S-17-08353-002

BUILDING CHARACTERISTICS

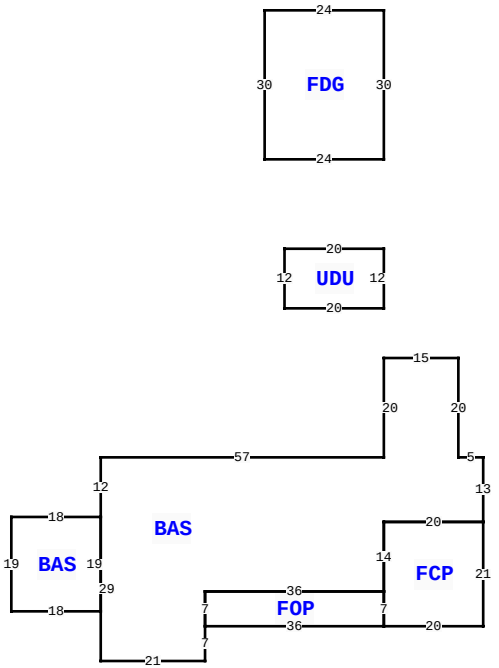
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	342	100		342	24,002
BAS	2,393	100		2,393	167,942
FCP	420	25		105	7,369
FDG	720	60		432	30,318
FOP	252	30		76	5,334
UDU	240	55		132	9,264
TOTALS	4,367			3,480	244,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,480	98.1540	107.97	375,736	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2735 HX Base Yr 2014



3379 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,094	
2	0070	CARPORT UF	0	100	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0031	BARN,MT AE	0	100	11	25	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,094	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	244,228
TOTAL MARKET OB/XF VALUE	4,988
TOTAL LAND VALUE - MARKET	54,978
TOTAL MARKET VALUE	304,194
SOH/AGL Deduction	114,798
ASSESSED VALUE	189,396
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	137,985
TOTAL JUST VALUE	304,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046922	Roof Replacement	4,300	04/10/2023
10731	ADDN SFR	75	02/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/1887	12/11/2013	WD	U	I	11	100
GRANTOR: CHERYL MCGUALEY CORBI						
GRANTEE: CHAD & CLARISSA M T						
1266/1886	12/11/2013	WD	Q	I	01	165,000
GRANTOR: CHRISTOPHER & LAURETT						
GRANTEE: CHAD & CLARISSA M T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 BAS= W18 S19 E18 N19$ S29 E21 N7 FOP= E36N7 W36 S7$ N7 E36 FCP= S7 E20 N21 W20 S14$ N14 E20 N13 W5 N20 W15 S20$ PTR=N30 UDU= N12 W20 S12 E20$ S30$ PTR= N60FDG= N30 W24 S30 E24$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 4,988

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	7.48	AC		1.00	1.00	0.70	10,500.00	7,350.00	54,978							

REVIEW DATE 06/13/2023 BY jerry Total Acres: 7.48 Total Land Value: 54,978 Market: 0 Agricultural: 0 Common: 54,978 PRINTED 11/17/2026 BY SYS