

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.

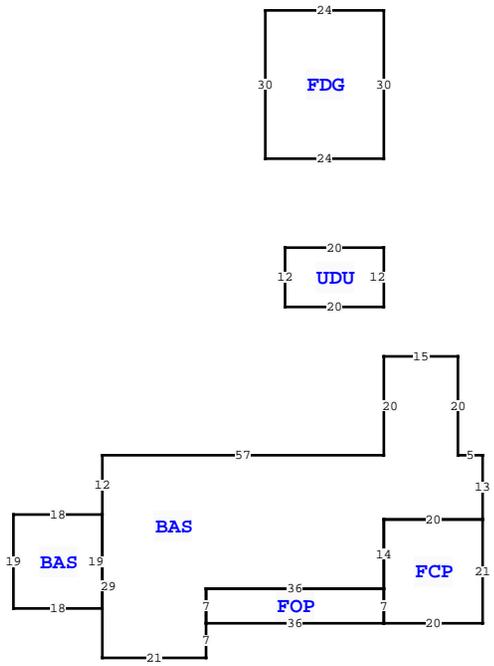
TOWNSEND CHAD E/TOWNSEND CLARISSA M  
3379 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

14-4S-17-08353-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	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 Units	05	CONV	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
BAS	342	100	
BAS	2,393	100	
FCP	420	25	
FDG	720	60	
FOP	252	30	
UDU	240	55	
TOTALS	4,367		

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	109.93	382,556	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2014 Heated Area: 2735 HX Base Yr 2014													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	248,661			
TOTAL MARKET OB/XF VALUE	4,988			
TOTAL LAND VALUE - MARKET	54,978			
TOTAL MARKET VALUE	308,627			
SOH/AGL Deduction	124,747			
ASSESSED VALUE	183,880			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	132,469			
TOTAL JUST VALUE	308,627			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	298,155			

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						

EXTRA FEATURES														BLD DATE		LGL DATE	
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	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	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
3379 SE COUNTY ROAD 245, LAKE CITY														05/06/2026		MLU	

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							