

COMM NW COR OF NW1/4, RUN S 445.  
THE SW'LY R/W CR-245, RUN SW ALO  
859.65 FT FOR POB, RUN SE'LY ALO

CLARY THOMAS A/CLARY ELIZABETH D  
2894 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

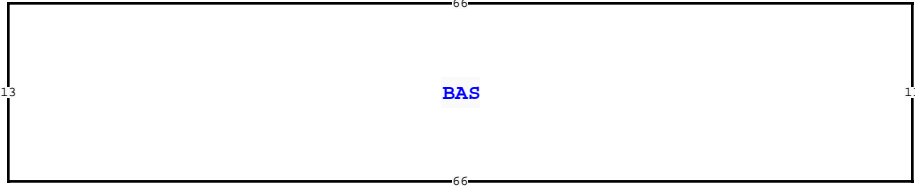
2026

14-4S-17-08354-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	858	100	
TOTALS	858		20,294

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2023			50,734	1993	1993	0	0	60.00	40.00
			Heated Area: 858			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,294	
TOTAL MARKET OB/XF VALUE		51,955	
TOTAL LAND VALUE - MARKET		75,150	
TOTAL MARKET VALUE		147,399	
SOH/AGL Deduction		19,040	
ASSESSED VALUE		128,359	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		76,948	
TOTAL JUST VALUE		147,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054513	Electrical Servic		11/18/2025
000054507	Right-of-Way Acce		11/18/2025
000042286	Remodel	300	07/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1366	12/31/1997	WD	Q	V		27,000
GRANTOR: SUZANNE MASON ADAMS						
GRANTEE: T CLARY						
0801/0025	7/21/1994	WD	Q	V	03	0
GRANTOR: LEVIL H DICKS						
GRANTEE: SUZANNE D MASON						

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	0030	BARN,MT	0	100	0	0	0		12.00	50	1994	1994	3	50	28,554	
2	0296	SHED METAL	0	100	24	33	0		12.00	100	2007	2007	3	100	9,504	
3	9945	Well/Sept	0	100	0	0	0		7,000.00	100			3	100	7,000	
4	0164	CONC BIN	0	100	0	0	0		3.00	90	0	0	3	90	4,147	
5	0070	CARPORT UF	0	100	0	0	0		0.00	100	2013	2013	3	100	300	
6	0070	CARPORT UF	0	100	0	0	0		0.00	100	2013	2013	3	100	200	
7	0260	PAVEMENT-A	0	100	0	0	0		0.00	100	2013	2013	3	100	2,250	
TOTALS															51,955	

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

BUILDING NOTES	
BAS= W66 S13 E66 N13\$.	

BUILDING DIMENSIONS	
BAS= W66 S13 E66 N13\$.	

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.25	12,000.00	15,000.00	75,150							