LOT 2 TIMBERLAND ESTATES S/D.
354-874, WD 1085-1082, WD 1459-2

NAPPIER ALAN/NAPPIER MARGARET
9824 SE CR 245
LAKE CITY, FL 32025

2027

14-5S-17-09236-102

BUILDING CHARACTERISTICS

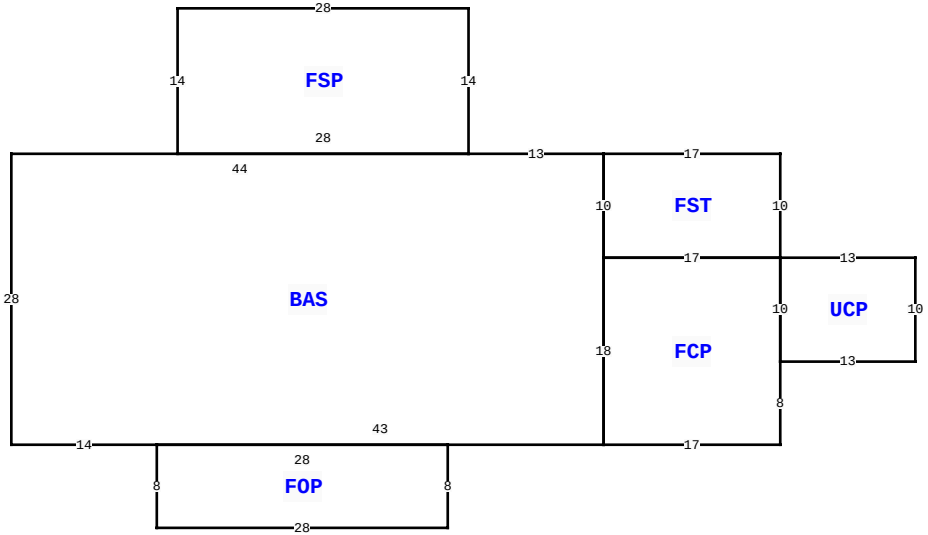
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	14517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	141,688
FCP	306	25		76	6,747
FOP	224	30		67	5,948
FSP	392	40		157	13,938
FST	170	55		94	8,345
UCP	130	20		26	2,308
TOTALS	2,818			2,016	178,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	124.1600	136.58	275,345	1967	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1596 HX Base Yr 2023



9824 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0021	BARN,FR AE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,974
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		251,374
SOH/AGL Deduction		114,163
ASSESSED VALUE		137,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,800
TOTAL JUST VALUE		251,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046573	Electrical Servic	0	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2508	2/18/2022	WD	Q	I	01	299,000
GRANTOR: TOIGO MARK W						
GRANTEE: NAPPIER ALAN						
1085/1082	5/25/2006	WD	Q	I		200,000
GRANTOR: J L DICKS AND LOTTIE						
GRANTEE: MARK W & MARY K TOI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N14 W28 S14 E28$ W44 S28 E14 FOP= S8E28N8 W28$ E43 FCP= E17 N8 UCP= E13 N10 W13 S10$ N10 W17 S18$ N18 FST= E17 N10 W17 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/01/2023 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS