COMM SE COR LOT 18 SADDLE
RIDGE S/D, RUN N 743.27 FT FOR
POB, CONT N 495.55 FT TO S R/W

MURPHY KAEUTONIA/MURPHY ANDREW
5353 SW STATE RD 247
LAKE CITY, FL 32024

2027

21-4S-16-03081-014

BUILDING CHARACTERISTICS

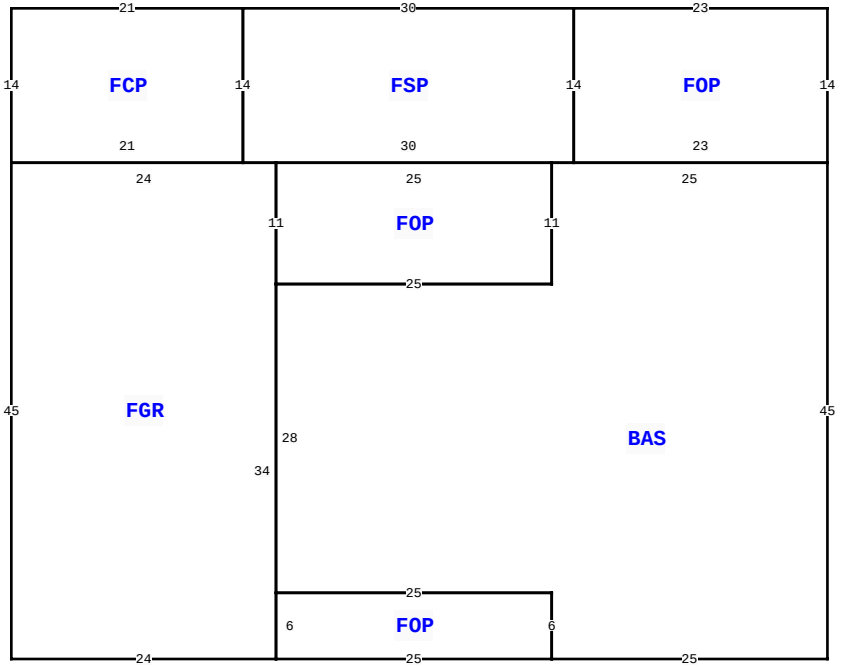
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100		1,825	139,086
FCP	294	25		74	5,640
FGR	1,080	55		594	45,269
FOP	150	30		45	3,430
FOP	275	30		82	6,249
FOP	322	30		97	7,392
FSP	420	40		168	12,803
TOTALS	4,366			2,885	219,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	106.0200	116.62	336,449	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 100% - 2003 Heated Area: 1825 HX Base Yr 2003



5353 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	219,869
TOTAL MARKET OB/XF VALUE	18,313
TOTAL LAND VALUE - MARKET	57,500
TOTAL MARKET VALUE	295,682
SOH/AGL Deduction	86,909
ASSESSED VALUE	208,773
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	157,362
TOTAL JUST VALUE	295,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042402	Roof Replacement	16,618	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0953/1884	4/26/2002	WD	Q	I	01	140,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: KAEUTONIA & ANDREW						
0936/1072	9/19/2001	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S11 FOP= W25 N11 E25 S11$ W25 FGR= N11 W24 S45E24 N34$ S28 FOP= S6 E25 N6 W25$ E25 S6 E25 N45 FOP= N14 W23 FSP= W30 FCP= W21 S14 E21 N14$ S14 E30 N14 $ S14 E23$.

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	90	15	1,350.00	UT	1.40	1.40	50	0	0	3	50	945	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	28	28	784.00	UT	11.00	11.00	75	2014	2014	3	75	6,468	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,313

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	5.00	AC		1.00	1.00	1.15	10,000.00	11,500.00	57,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 5.00 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/17/2026 BY SYS