

LOT 7 SADDLE RIDGE S/D.
840-1214, 853-1305, WD 1012-1422

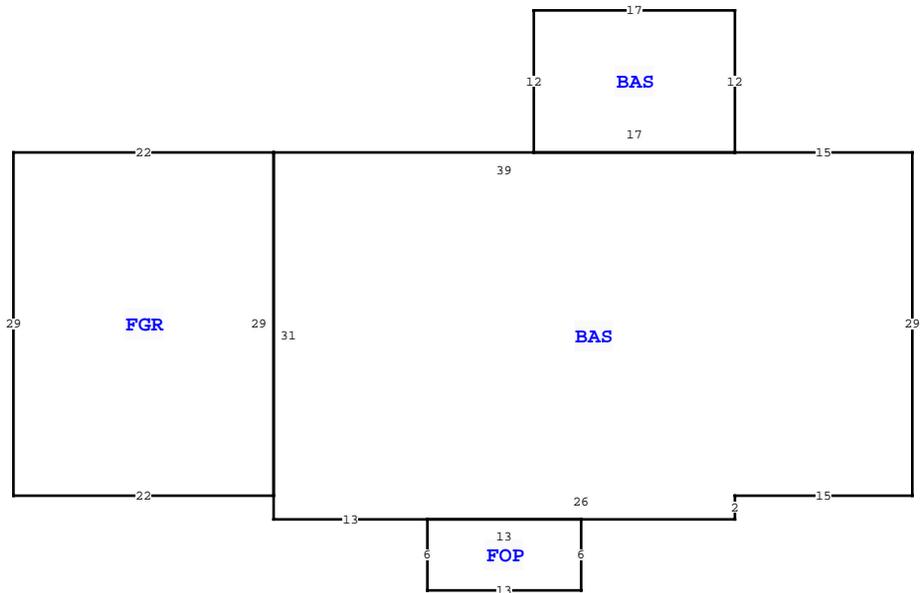
BARKER CHRISTOPHER J/BARKER MELINA TOLER
5465 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

21-4S-16-03084-007
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,222	112.3260	125.81	279,550	1998	1998	0	0	27.00	73.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1848 HX Base Yr 2019													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	18,735
BAS	1,644	100		1,644	150,987
FGR	638	55		351	32,236
FOP	78	30		23	2,113
TOTALS	2,564			2,222	204,072

5465 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	2,523.00	UT	1.50	1.50	100	1998	1998	3	100	3,785	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
3	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	18.00	100	2007	2007	3	100	8,640	

TOTAL OB/XF 13,425

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,072
TOTAL MARKET OB/XF VALUE			13,425
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			252,497
SOH/AGL Deduction			78,385
ASSESSED VALUE			174,112
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			122,701
TOTAL JUST VALUE			252,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043622	Roof Replacement	19,097	02/01/2022
13885	SFR	260	04/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2475	7/27/2020	QC	U	I	11	100

GRANTOR: JOYCE GARTIN
GRANTEE: CHRISTOPHER J & MEL

1354/1393	2/28/2018	WD	Q	I	01	164,900
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GRANTOR: ROBERT & KIMBERLY COO
GRANTEE: CHRISTOPHER J & MEL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 BAS= N12 W17 S12 E17\$ W39 FGR= W22 S29 E22 N29\$ S31 E13 FOP= S6 E13 N6 W13\$E26 N2 E15 N29\$.	