N1/2 OF S2/3 OF SE1/4 OF NE1/4

379-696, 1061-1114 THRU 1133, WD

COKER JEFFREY W/COKER JENIFER P
4562 SE CR 245
LAKE CITY, FL 32025

2027

23-4S-17-08713-001

BUILDING CHARACTERISTICS

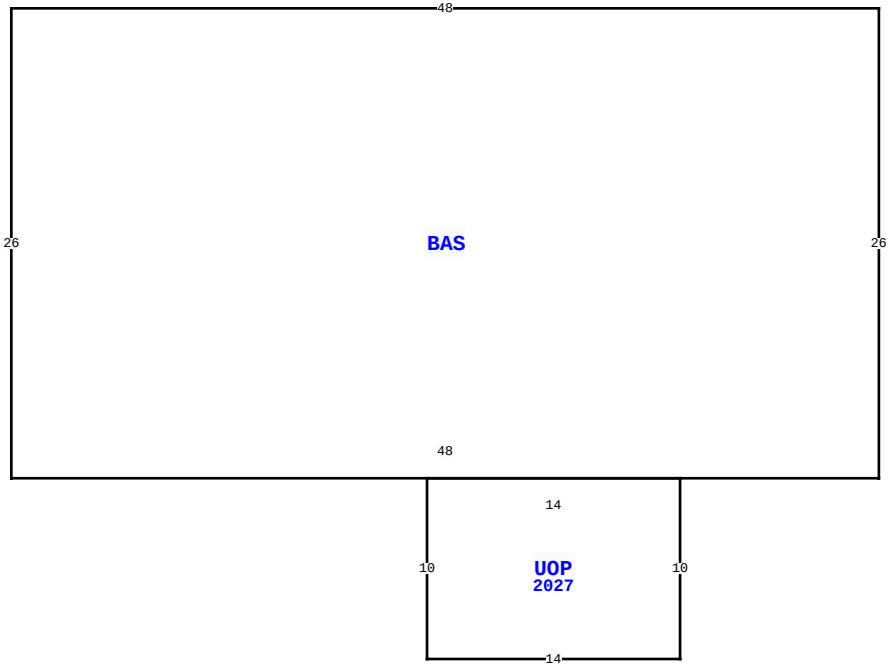
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	120,858
UOP	140	25	2027	35	3,389
TOTALS	1,388			1,283	124,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,283	117.0000	108.81	139,603	2020	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1248 HX Base Yr 2020



BLD DATE			LGL DATE		
XF DATE			LAND DATE	05/07/2026	MLU
INC DATE			AG DATE		

4560 SE COUNTY ROAD 245 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,247
TOTAL MARKET OB/XF VALUE		34,547
TOTAL LAND VALUE - MARKET		119,970
TOTAL MARKET VALUE		173,281
SOH/AGL Deduction		61,959
ASSESSED VALUE		111,322
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,911
TOTAL JUST VALUE		278,764
NCON VALUE		30,936
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055161	Swimming Pool and	87,500	03/04/2026
000044783	New Residential C	525,000	06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/2170	9/08/2015	WD	Q	V	01	39,500
GRANTOR: LEGACY INVESTMENT LLC						
GRANTEE: JEFFREY W & JENIFER						
1061/1138	10/07/2005	WD	Q	V		239,000
GRANTOR: L DON REED						
GRANTEE: LEGACY INVESTMENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S26 E48 N26 $
UOP=[YR=2027;ORIG=-25,26] E14 S10 W14 N10 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0281	POOL R/FIB	0	100	12	28	336.00	UT	65.00	65.00	100	2027	2026		98	21,403	
3	0080	DECKING	0	100	0	0	768.00	UT	8.00	8.00	100	2027	2026		100	6,144	

LAND DESCRIPTION

TOTAL OB/XF 34,547

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	445.00	445.00	5,487							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							

REVIEW DATE 08/01/2026 BY AJ Total Acres: 13.33 Total Land Value: 14,487 Market: 110,970 Agricultural: 5,487 Common: 9,000 PRINTED 11/17/2026 BY SYS