BEG NW COR OF SEC, S 1066.93 FT,
TO E LINE OF NW1/4 OF NW1/4, N 4
R/W OF CR-245, N 38 DEG W ALONG

CURT'S CONSTRUCTION, INC
519 NW CRAWFORD CT
WHITE SPRINGS, FL 32096

2027

24-5S-17-09359-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

10278 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,300
TOTAL LAND VALUE - MARKET	211,050
TOTAL MARKET VALUE	255,350
SOH/AGL Deduction	55,821
ASSESSED VALUE	199,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,529
TOTAL JUST VALUE	255,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044363	Electrical Servic	0	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1105	12/08/2020	WD	Q	V	01	158,000

GRANTOR: DICKS EDWARD

GRANTEE: CURT'S CONSTRUCTION

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	0	0	1.00	UT	40,800.00	40,800.00	100	2023	2022		100	40,800	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 44,300

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	9901	C	AC/XFOB	0					30.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	211,050							

REVIEW DATE 05/25/2022 BY JB Total Acres: 30.15 Total Land Value: 211,050 Market: 0 Agricultural: 0 Common: 211,050 PRINTED 11/17/2026 BY SYS