N1/2 OF SW1/4, & S1/2 OF SE1/4
ALL OF SW1/4 OF NW1/4 S OF ROSE
& COMM SW COR OF SEC 25, N 1316.

DOPLER LINDEN E
5653 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

25-4S-17-08734-000

BUILDING CHARACTERISTICS

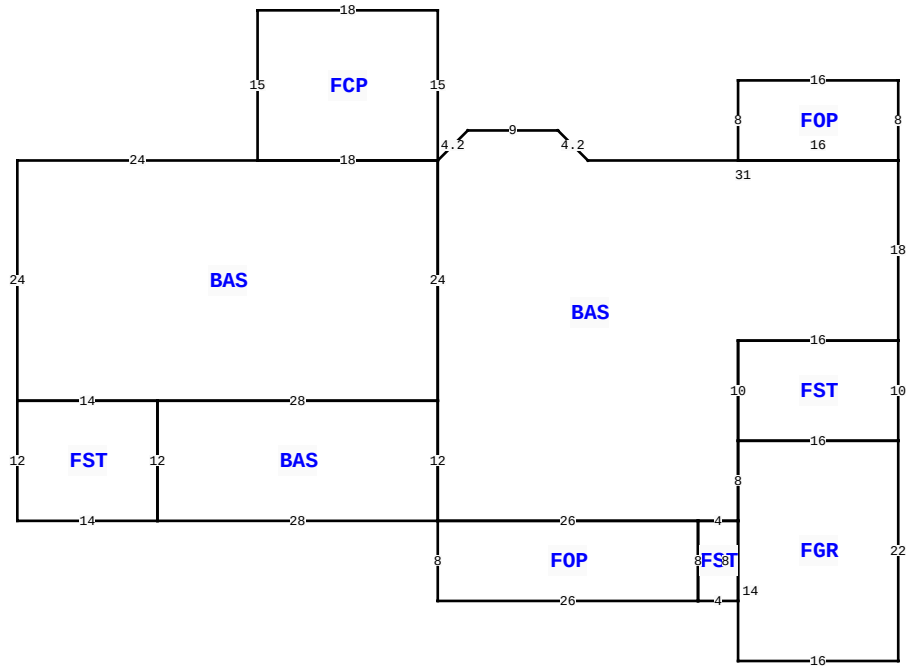
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	33,278
BAS	1,008	100		1,008	99,834
BAS	1,404	100		1,404	139,055
FCP	270	25		68	6,735
FGR	352	55		194	19,214
FOP	128	30		38	3,764
FOP	208	30		62	6,140
FST	32	55		18	1,782
FST	160	55		88	8,716
FST	168	55		92	9,112
TOTALS	4,066			3,308	327,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,308	105.9250	116.52	385,448	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2010 Heated Area: 2748 HX Base Yr 2010



5653 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 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	327,631
TOTAL MARKET OB/XF VALUE	6,724
TOTAL LAND VALUE - MARKET	587,850
TOTAL MARKET VALUE	365,673
SOH/AGL Deduction	161,032
ASSESSED VALUE	204,641
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	153,230
TOTAL JUST VALUE	922,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29252	MAINT/ALTR	45	03/18/2011
28755	ADDN SFR	672	07/27/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2404	9/17/2021	WD	U	V	11	100
GRANTOR: MARKHAM STEPHEN BLAKE						
GRANTEE: DOPLER LINDEN E						
1168/1324	2/27/2009	PB	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LINDEN E DOPLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 FST= S12 E14 N12 W14$ E14 BAS= S12 E28 N12W28$ E28 BAS= S12 FOP= S8 E26 N8 W26$ E26 FST= S8 E4 N8 W4 $ E4 FGR= S14 E16 N22 W16 S8$ N8 FST= E16 N10 W16 S10$ N10 E16 N18 FOP= N8 W16 S8 E16$ W31 L3 U3 W9 D3 L3 S24$ N24 FCP= N15 W18 S15 E18$ W18$.

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	0294	SHED WOOD/	0	100	120	18	1.00	UT	0.00	0.00	100	0	0	3	100	870	
2	0294	SHED WOOD/	0	100	17	18	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	0021	BARN,FR AE	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	130	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0166	CONC,PAVMT	0	100	0	0	384.00	UT	2.25	2.25	100	2010	2010	3	100	864	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,724

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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	280.00	280.00	748							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	5,000.00	5,000.00	13,350							
5	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
6	6200	A	PASTURE 3	0		A-1	0.00	0.00	49.90	AC		1.00	1.00	1.00	280.00	280.00	13,972							

REVIEW DATE 06/19/2017 BY BC Total Acres: 117.57 Total Land Value: 31,318 Market: 582,850 Agricultural: 26,318 Common: 5,000 PRINTED 11/17/2026 BY SYS

N1/2 OF SW1/4, & S1/2 OF SE1/4
ALL OF SW1/4 OF NW1/4 S OF ROSE
& COMM SW COR OF SEC 25, N 1316.

DOPLER LINDEN E
5653 SE COUNTY ROAD 245
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2027

25-4S-17-08734-000

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MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTEE: LINDEN E DOPLER						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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
7	5700	A	TIMBER 4	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	227.00	227.00	6,583							
8	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	113.90	AC		1.00	1.00	1.00	5,000.00	5,000.00	569,500							

REVIEW DATE 06/19/2017 BY BC Total Acres: 117.57 Total Land Value: 31,318 Market: 582,850 Agricultural: 26,318 Common: 5,000 PRINTED 11/17/2026 BY SYS