COMM SW COR OF SEC, N 1316.48 FT
E R/W OF SE CR-245 & POB, CONT E
272.05 FT, W 2398.53 FT TO E R/W

JENKINS AARON D/JENKINS LAUREN M
5845 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

25-4S-17-08734-002

BUILDING CHARACTERISTICS

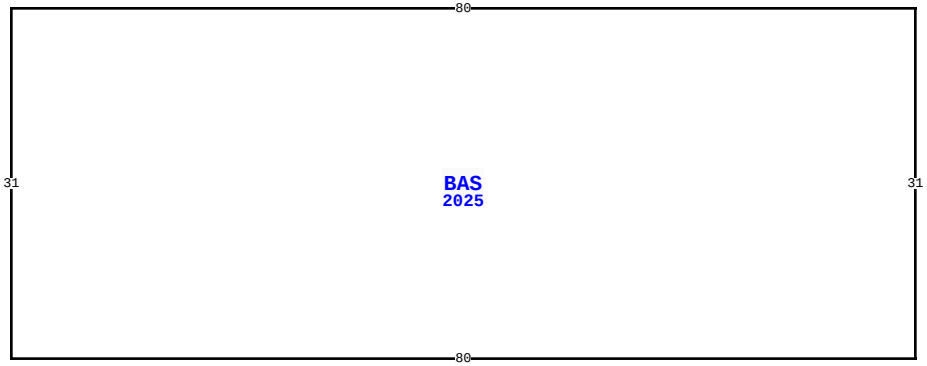
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,480	100	2025	2,480	262,191
TOTALS	2,480			2,480	262,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,480	116.0000	107.88	267,542	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 100% - 2026 Heated Area: 2480 HX Base Yr 2026



5845 SE COUNTY ROAD 245, LAKE CITY

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

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	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,191
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		120,800
TOTAL MARKET VALUE		281,911
SOH/AGL Deduction		0
ASSESSED VALUE		281,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,500
TOTAL JUST VALUE		389,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048998	Mobile Home		01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1352	9/15/2020	WD	U	V	11	0

GRANTOR: DOPLER LINDEN E

GRANTEE: JENKINS AARON D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=12,8] E80 S31 W80 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					1.10	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 03/28/2024 BY JB Total Acres: 15.10 Total Land Value: 12,720 Market: 112,000 Agricultural: 3,920 Common: 8,800 PRINTED 11/17/2026 BY SYS