

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,480	100	2025
TOTALS	2,480		2,480
			265,011

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	109.04	270,419	2024	2024	0	0	2.00	98.00	
1 MANUF 1			100% - 2026	Heated Area: 2480			HX Base Yr 2026					

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			265,011
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			120,800
TOTAL MARKET VALUE			284,731
SOH/AGL Deduction			0
ASSESSED VALUE			284,731
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			233,320
TOTAL JUST VALUE			392,811
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,984

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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2025	2024

TOTALS		2,480		2,480	265,011	5845 SE COUNTY ROAD 245, LAKE CITY							BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=12,8] E80 S31 W80 N31 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								