

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

2026

25-4S-17-08734-002



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

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	111.36	276,173	2024	2024	0	0	2.00	98.00		
1 MANUF		100% - 2026	Heated Area: 2480		HX Base Yr 2026								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>													
TOTALS		2,480		2,480	270,650								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				270,650		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				120,800		
TOTAL MARKET VALUE				290,370		
SOH/AGL Deduction				0		
ASSESSED VALUE				290,370		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				238,959		
TOTAL JUST VALUE				398,450		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				387,984		
PERMIT NUM				DESCRIPTION		
000048998				Mobile Home		
AMT				ISSUED		
				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 \$						

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	9945	Well/Sept		05/07/2026	MLU

L	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			7,000.00	100	2025	2024		100	7,000	

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

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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							