

COMM AT NW COR OF SE1/4 OF SEC R  
1320.43 FT, S 1125.73 FT FOR POB  
S 63 E 1063.82 FT, E 350.27 FT T

THOMAS AUSTIN S  
5946 SE CR 245  
LAKE CITY, FL 32025

**2026**

26-4S-17-08741-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,387	100	
FCP	286	25	
FOP	195	30	
FOP	286	30	
FOP	390	30	
TOTALS	3,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017	129.88	353,274	2016	2016	0	0	9.00	91.00

Heated Area: 2387 HX Base Yr 2017

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		321,479	
TOTAL MARKET OB/XF VALUE		47,083	
TOTAL LAND VALUE - MARKET		102,050	
TOTAL MARKET VALUE		374,548	
SOH/AGL Deduction		130,455	
ASSESSED VALUE		244,093	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		192,682	
TOTAL JUST VALUE		470,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39199	POOL	0	01/27/2020
33583	SFR	901	11/24/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/2476	3/10/2015	WD	U	V	30	100

GRANTOR: LINDEN E DOPLER  
GRANTEE: AUSTIN S THOMAS

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	100	30	40	UT	2.50	2.50	60	2016	2016	3	60	1,800	
2	0280	POOL R/CON	0	100	18	36	UT	70.00	70.00	100	2020	2020	3	91	41,278	
3	0130	CLFENCE	5	0	100	0	UT	6.50	6.50	100	2020	2020	3	100	1,365	
4	0252	LEAN-TO W/	0	100	20	40	UT	1.50	1.50	100	2020	2020	3	100	1,200	
5	0296	SHED METAL	0	100	10	16	UT	9.00	9.00	100	2020	2020	3	100	1,440	

5946 SE COUNTY ROAD 245 , LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W22 N3 FOP= N10 W39 S10 E39\$ W39 FCP= N10 W22 S13 E22 N3\$ S3 W22 S25 E22 S5 FOP= S5 E39 N5 W39\$ E39 N5 E22 N25\$ FOP= N13 W22 S13 E22\$.			

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	DPH 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	3,500.00	3,500.00	3,500							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.95	AC		1.00	1.00	1.00	227.00	227.00	2,486							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.95	AC		1.00	1.00	1.00	9,000.00	9,000.00	98,550							