

COMM NE COR OF SEC, W 58.95 FT T
STATE ROAD # S-245, S 338.47 FT,
S 310.79 FT, W 435 FT, N 305.63

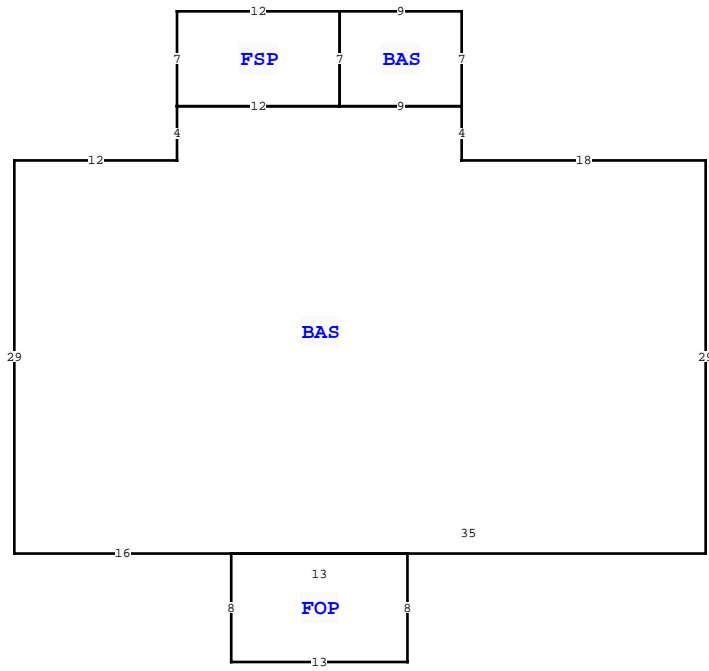
DECOSA JOSEPH/DECOSA KATHERINE
5194 SE COUNTY ROAD 245
LAKE CITY, FL 32025-2333

2026

26-4S-17-08743-000
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	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	63	100	
BAS	1,563	100	
FOP	104	30	
FSP	84	40	
TOTALS	1,814		

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%	- 2023									
Heated Area: 1626 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			142,966	
TOTAL MARKET OB/XF VALUE			2,132	
TOTAL LAND VALUE - MARKET			38,375	
TOTAL MARKET VALUE			183,473	
SOH/AGL Deduction			106,915	
ASSESSED VALUE			76,558	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			25,147	
TOTAL JUST VALUE			183,473	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			178,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044503	Roof Replacement	9,850	05/20/2022
18666	M H	125	08/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/728	10/14/2022	WD	Q	I	01	185,000
GRANTOR: LENTS SUSAN						
GRANTEE: DECOSA JOSEPH						
1402/0507	12/20/2019	QC	U	I	11	100
GRANTOR: PAM CREWS						
GRANTEE: SUSAN LENTS						

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	0210	GARAGE U	0	100	38	28	1.00	UT	0.00	100	0	0	3	100	500	
2	0040	BARN, POLE	0	100	24	30	1.00	UT	0.00	100	0	0	3	100	432	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF													2,132
5194 SE COUNTY ROAD 245 , LAKE CITY													
BLD DATE													LGL DATE
XF DATE													LAND DATE
INC DATE													AG DATE
													05/06/2026
													MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W18 N4 W9 W12 S4 W12 S29 E16 E35 N29 \$												
FOP=[ORIG=-35,29] S8 E13 N8 W13 \$												
FSP=[ORIG=-27,-4] N7 W12 S7 E12 \$												
BAS=[ORIG=-18,-4] N7 W9 S7 E9 \$												

LAND DESCRIPTION													TOTAL OB/XF													2,132
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	3.07	AC		1.00	1.00	1.00	12,500.00	12,500.00	38,375									