

COMM NE COR OF NE1/4 OF NE1/4,
 RUN W 58.95 FT TO W R/W CR-245
 FOR POB, RUN W 604.72 FT, S

BLANTON EMORY L/BLANTON NANCY T
 5112 SE COUNTY ROAD 245
 LAKE CITY, FL 32025

2026

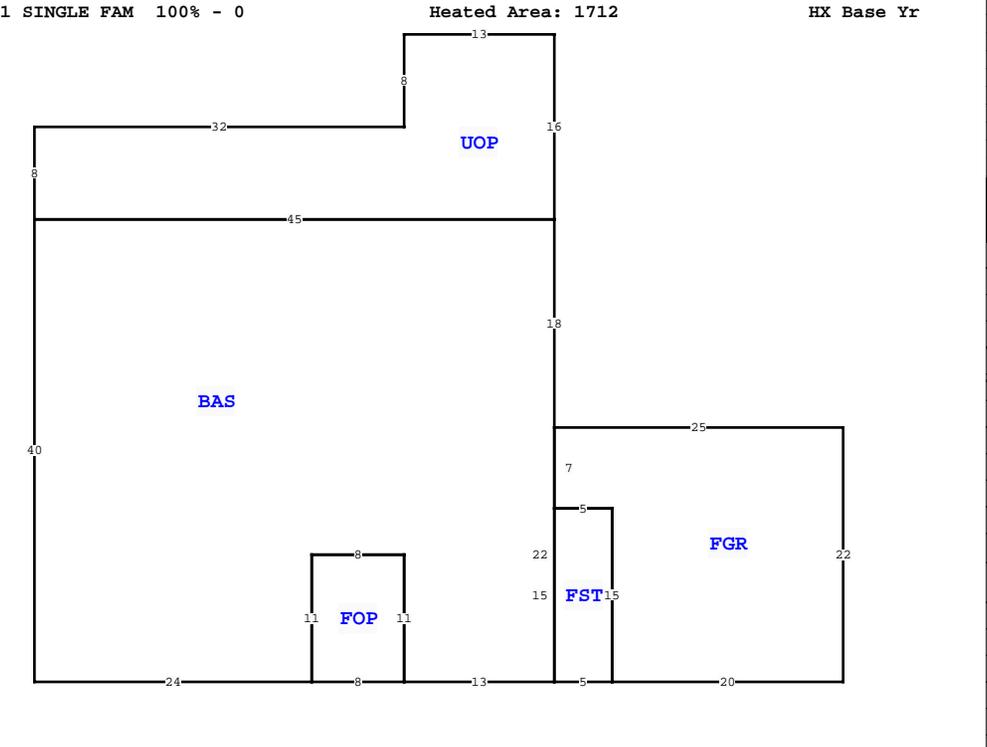
26-4S-17-08743-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
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
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	109.1970	124.48	265,516	1987	1987	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
--------------------------	--	-------------	---



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,585
TOTAL MARKET OB/XF VALUE		15,800
TOTAL LAND VALUE - MARKET		59,670
TOTAL MARKET VALUE		248,055
SOH/AGL Deduction		99,910
ASSESSED VALUE		148,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,734
TOTAL JUST VALUE		248,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,263

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	138,522
FGR	475	55		261	21,118
FOP	88	30		26	2,103
FST	75	55		41	3,318
UOP	464	20		93	7,525
TOTALS	2,814			2,133	172,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40880	REMODEL	0	11/12/2020
30927	MAINT/ALTR	110	04/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

5112 SE COUNTY ROAD 245 , LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/06/2026 MLU

BUILDING NOTES	
----------------	--

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	30	40	1,200.00	UT	9.00	100	2012	2012	3	100	10,800	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,500	

BUILDING DIMENSIONS	
UOP=	N16 W13 S8 W32 S8 E45\$ BAS= W45 S40 E24 FOP= N11 E8S11 W8\$ N11 E8 S11 E13 FST= N15 E5 S15 W5\$ N22 FGR= E25 S22 W20 N15 W5 N7\$ N18\$.

LAND DESCRIPTION		TOTAL OB/XF												15,800										
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	4.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,670							