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

2027

26-4S-17-08743-001

BUILDING CHARACTERISTICS

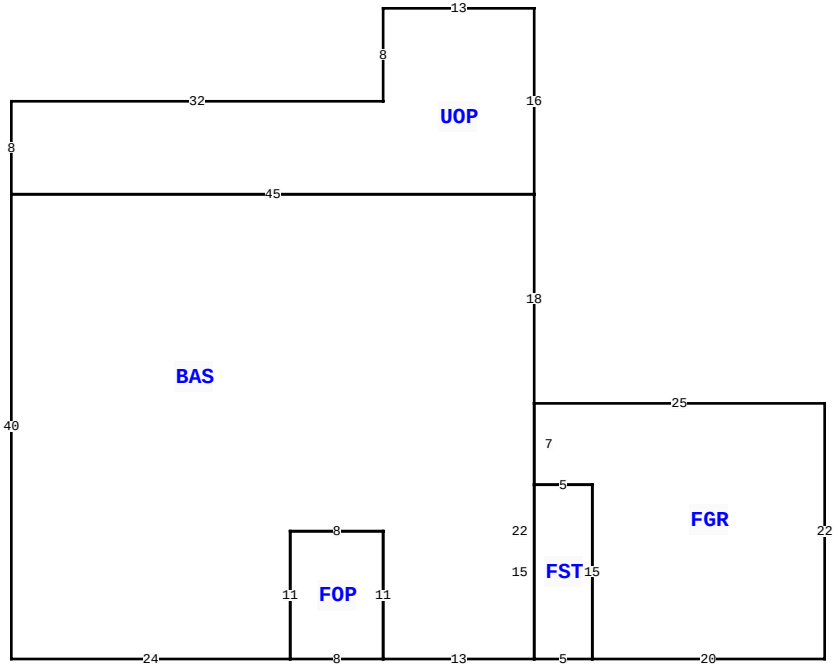
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	133,669
FGR	475	55		261	20,378
FOP	88	30		26	2,030
FST	75	55		41	3,201
UOP	464	20		93	7,261
TOTALS	2,814			2,133	166,540

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	120.12	256,216	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1712 HX Base Yr



5112 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,540
TOTAL MARKET OB/XF VALUE		15,800
TOTAL LAND VALUE - MARKET		59,670
TOTAL MARKET VALUE		242,010
SOH/AGL Deduction		89,745
ASSESSED VALUE		152,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,854
TOTAL JUST VALUE		242,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,033

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

BUILDING NOTES

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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/02/2021 BY BC Total Acres: 4.59 Total Land Value: 59,670 Market: 0 Agricultural: 0 Common: 59,670 PRINTED 11/17/2026 BY SYS