

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

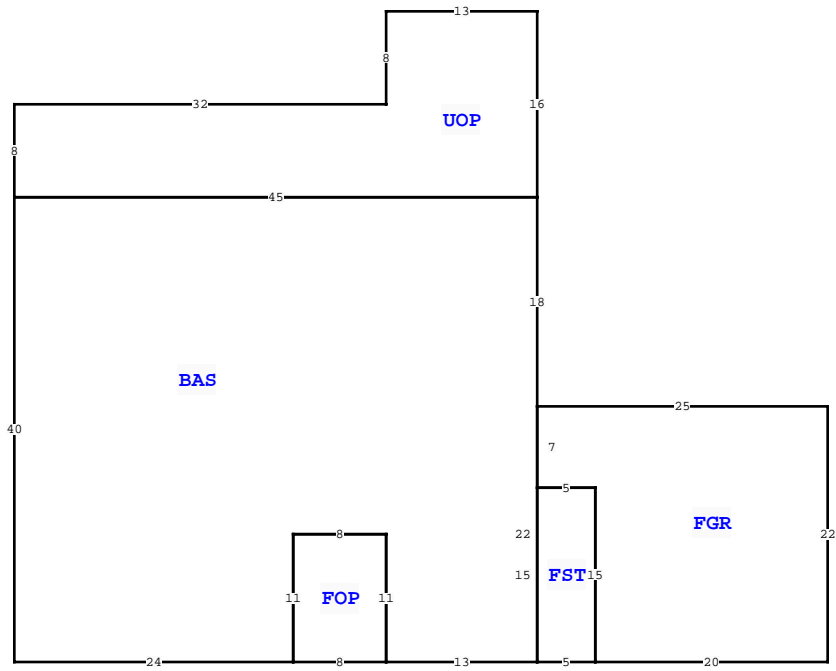
2026

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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	122.30	260,866	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1712 HX Base Yr													



MAP NUM		MKT AREA			
26417.00	1.00/		02		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	136,096
FGR	475	55		261	20,748
FOP	88	30		26	2,067
FST	75	55		41	3,259
UOP	464	20		93	7,393
TOTALS	2,814			2,133	169,563

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	169,563			
TOTAL MARKET OB/XF VALUE	15,800			
TOTAL LAND VALUE - MARKET	59,670			
TOTAL MARKET VALUE	245,033			
SOH/AGL Deduction	96,888			
ASSESSED VALUE	148,145			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	96,734			
TOTAL JUST VALUE	245,033			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	231,263			

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: 05/06/2026 MLU

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0180	FPLC 1STRY	0 100	0 0	1.00
2	0030	BARN,MT	0 0	30 40	1,200.00
3	0251	LEAN TO W/	0 100	0 0	1.00
4	0081	DECKING WI	0 100	0 0	1.00

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\$.									

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	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	

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	4.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,670							