COMM AT NW COR OF NE1/4, RUN E 1
S 660.92 FT, E 1275.05 FT TO W R
FOR POB, RUN S ALONG R/W 340.72

OGBURN JUNIOR B ESTATE/OGBURN JUDY L
5248 SE CR 245
LAKE CITY, FL 32025

2027

26-4S-17-08743-004

BUILDING CHARACTERISTICS

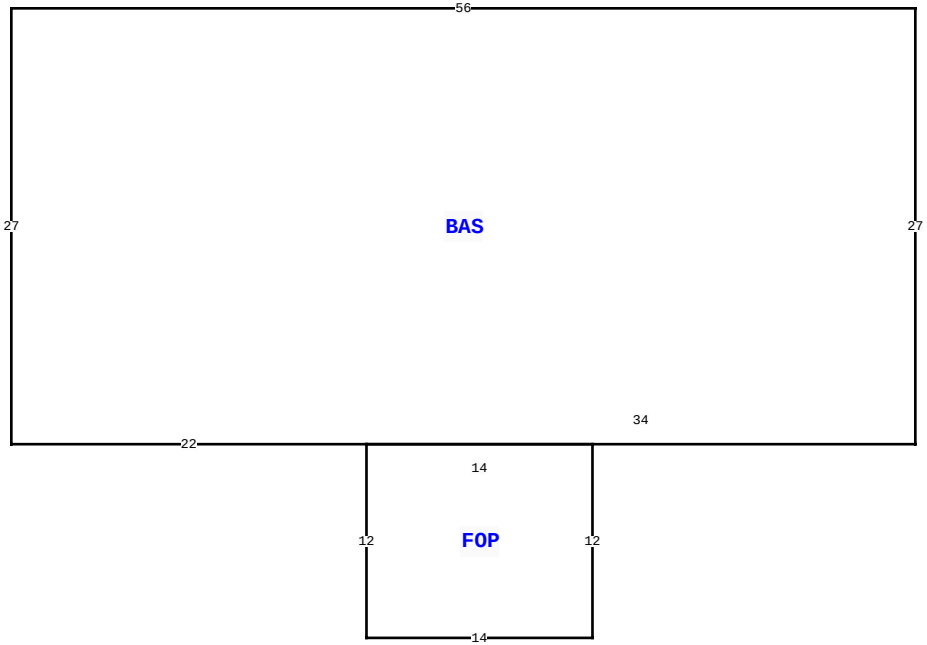
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	41,332
FOP	168	35		59	1,613
TOTALS	1,680			1,571	42,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,571	113.9000	68.34	107,362	2002	2001	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2002 Heated Area: 1512 HX Base Yr 2002



5248 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,945
TOTAL MARKET OB/XF VALUE		11,080
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		119,285
SOH/AGL Deduction		18,565
ASSESSED VALUE		100,720
TOTAL EXEMPTION VALUE	HA HAB SX	41,077
BASE TAXABLE VALUE		59,643
TOTAL JUST VALUE		119,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048797	Roof Replacement	6,800	12/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/1340	1/22/2001	WD	Q	V	04	10,000

GRANTOR: BOONE

GRANTEE: OGBURN (MUST BE REL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E22 FOP= S12 E14 N12 W14$ E34 N27$.

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	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0070	CARPORT UF	0	50	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,080

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	0200	C	MBL HM	50		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 06/23/2017 BY BC Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS