NW1/4 OF NE1/4, EX BEG AT SW
COR, RUN N 118 FT, E 328.52 FT
SE 99 FT, S 105 FT, W 435 FT

REGISTER PAUL R/REGISTER TERESA GAY
3796 SE COUNTY ROAD 245
LAKE CITY, FL 32025

**2026**

**28-1S-17-04575-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28117.00 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 134,750 |
| TOTAL MARKET VALUE | 10,012 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,012 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,012 |
| TOTAL JUST VALUE | 134,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,669 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1357/2323 | 4/12/2018 | LE | U | I | 14 | 100 |
| GRANTOR: PAUL R & TERESA GAY R | | | | | | |
| GRANTEE: BRICE LITTLE & CORB | | | | | | |
| 1307/0509 | 1/19/2016 | WD | U | I | 30 | 100 |
| GRANTOR: PAUL R REGISTER | | | | | | |
| GRANTEE: PAUL R & TERESA GAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 24.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,720 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 14.50 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 3,292 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 38.50 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 134,750 | | | | | | | |

REVIEW DATE 07/20/2015 BY DF Total Acres: 38.50 Total Land Value: 10,012 Market: 134,750 Agricultural: 10,012 Common: 0 PRINTED 03/24/2026 BY SYS