COMM NE COR OF SEC, RUN S 752.70
W 225 FT, S 216 FT, E 225 FT, N
ALSO THE S 10 ACRES OF NE1/4 OF

CUTFORD ROBERT LEE/CUTFORD TERRELL LEE JR
6306 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

35-4S-17-09028-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

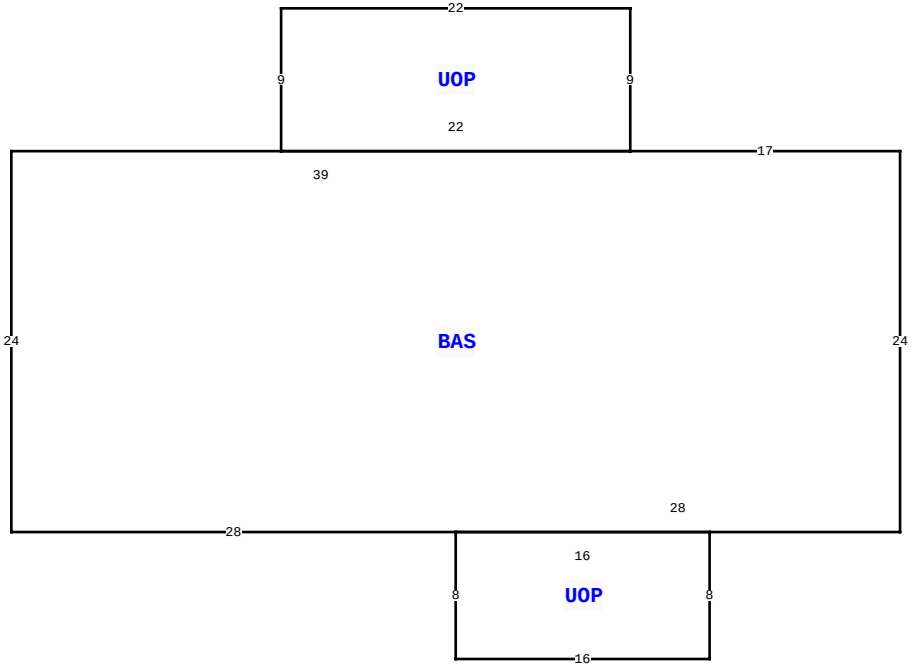
NEIGHBORHOOD/LOC 35417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	31,036
UOP	128	25		32	739
UOP	198	25		50	1,155
TOTALS	1,670			1,426	32,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	96.2100	57.73	82,323	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr 2024



6248 SE COUNTY ROAD 245 , LAKE CITY

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,234
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		122,210
TOTAL MARKET VALUE		178,894
SOH/AGL Deduction		0
ASSESSED VALUE		178,894
TOTAL EXEMPTION VALUE	HX HB DH DHB	102,822
BASE TAXABLE VALUE		76,072
TOTAL JUST VALUE		284,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33773	M H	375	02/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1781	2/01/2019	LE	U	I	14	100

GRANTOR: TERRELL LEE CUTFORD &

GRANTEE: ROBERT LEE CUTFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N9 W22 S9 E22$W39 S24 E28 UOP= S8 E16 N8 W16$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,210							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 12/28/2023 BY JB Total Acres: 11.11 Total Land Value: 16,660 Market: 110,000 Agricultural: 4,450 Common: 12,210 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN S 752.70
W 225 FT, S 216 FT, E 225 FT, N
ALSO THE S 10 ACRES OF NE1/4 OF

CUTFORD ROBERT LEE/CUTFORD TERRELL LEE JR
6306 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

35-4S-17-09028-000

BUILDING CHARACTERISTICS

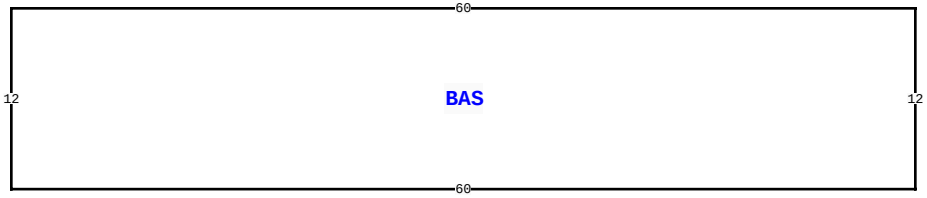
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,424
TOTALS	720			720	13,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	77.6790	46.61	33,559	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 720 HX Base Yr 2024



6248 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,234
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		122,210
TOTAL MARKET VALUE		178,894
SOH/AGL Deduction		0
ASSESSED VALUE		178,894
TOTAL EXEMPTION VALUE	HX HB DH DHB	102,822
BASE TAXABLE VALUE		76,072
TOTAL JUST VALUE		284,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1781	2/01/2019	LE	U	I	14	100

GRANTOR: TERRELL LEE CUTFORD &

GRANTEE: ROBERT LEE CUTFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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

REVIEW DATE 12/28/2023 BY JB Total Acres: 11.11 Total Land Value: 16,660 Market: 110,000 Agricultural: 4,450 Common: 12,210 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN S 752.70
W 225 FT, S 216 FT, E 225 FT, N
ALSO THE S 10 ACRES OF NE1/4 OF

CUTFORD ROBERT LEE/CUTFORD TERRELL LEE JR
6306 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

35-4S-17-09028-000

BUILDING CHARACTERISTICS

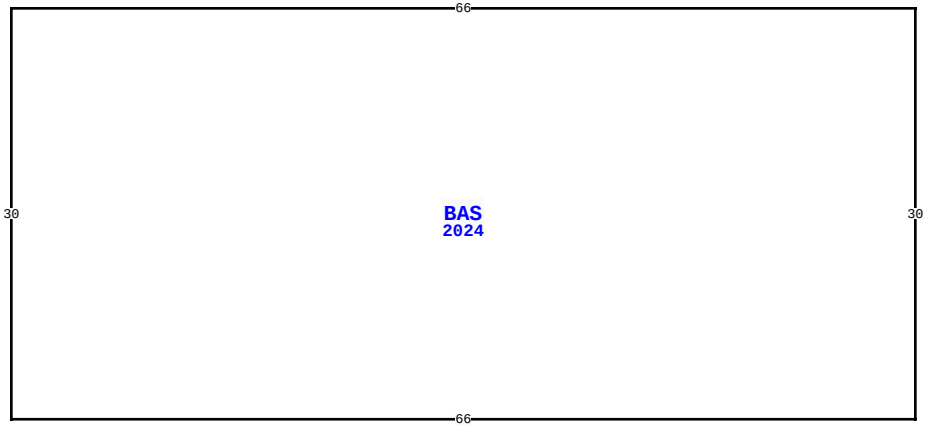
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2024	1,980	98,881
TOTALS	1,980			1,980	98,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,980	113.5000	90.80	179,784	2006	2006	0	0	0	45.00	55.00

3 MANUF 1 100% - 2024 Heated Area: 1980 HX Base Yr 2024



6248 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

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TOTAL JUST VALUE		284,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1781	2/01/2019	LE	U	I	14	100

GRANTOR: TERRELL LEE CUTFORD &

GRANTEE: ROBERT LEE CUTFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,12] E66 S30 W66 N30 $
.

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

REVIEW DATE 12/28/2023 BY JB Total Acres: 11.11 Total Land Value: 16,660 Market: 110,000 Agricultural: 4,450 Common: 12,210 PRINTED 11/17/2026 BY SYS