W1/2 OF E1/2 OF SE1/4 OF SW1/4 E
SQUARE IN SW COR DESC ORB 371-76
DESC ORB 914-994. ALSO W1/2 OF E

SALLIE CARLTON/SALLIE MICHELLE M
245 NW CASEY GLN
LAKE CITY, FL 32055-8949

2027

36-2S-15-00117-000

BUILDING CHARACTERISTICS

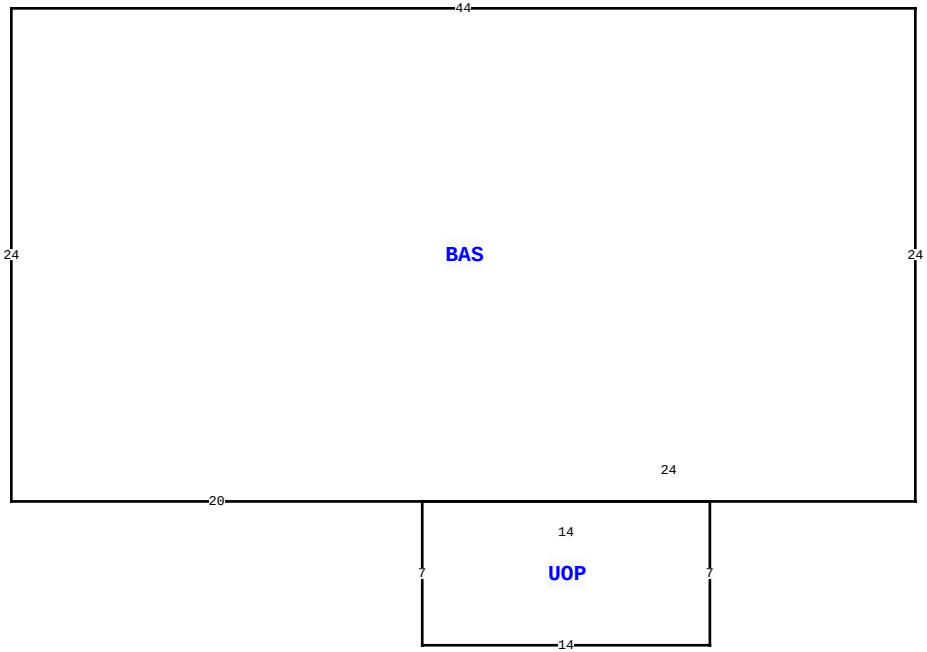
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 01
NEIGHBORHOOD/LOC	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	79,711
UOP	98	20		20	1,510
TOTALS	1,154			1,076	81,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	105.5700	116.13	124,956	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1056 HX Base Yr 2017



245 NW CASEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0060	CARPORT F	0	100	22	22	484.00	UT	2.00	2.00	100	0	0	3	100	968	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	22	20	440.00	UT	3.50	3.50	100	0	0	3	100	1,540	
4	0296	SHED METAL	0	100	14	12	168.00	UT	3.50	3.50	100	0	0	3	100	588	
5	0030	BARN,MT	0	100	12	30	360.00	UT	2.40	2.40	100	0	0	3	100	864	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,221
TOTAL MARKET OB/XF VALUE		5,160
TOTAL LAND VALUE - MARKET		51,960
TOTAL MARKET VALUE		138,341
SOH/AGL Deduction		56,841
ASSESSED VALUE		81,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,089
TOTAL JUST VALUE		138,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044453	Roof Replacement	13,400	05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1238	10/07/2022	WD	U	I	11	0
GRANTOR: DIXON SUSAN JEAN						
GRANTEE: SALLIE CARLTON						
1323/2480	10/12/2016	WD	Q	I	01	76,000
GRANTOR: SUSAN JEAN DIXON						
GRANTEE: CARLTON & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E20 UOP= S7 E14 N7 W14$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,160

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	12.99	AC		1.00	1.00	0.50	8,000.00	4,000.00	51,960							

REVIEW DATE 01/03/2023 BY JD Total Acres: 12.99 Total Land Value: 51,960 Market: 0 Agricultural: 0 Common: 51,960 PRINTED 11/17/2026 BY SYS