COMM NE COR OF NW1/4 OF SW1/4,
RUN S 649.56 FT, W 481 FT FOR
POB, CONT W 199.73 FT, S

GOTTRY RAYMOND D/GOTTRY ANDREA M
6831 SE CR 245
LAKE CITY, FL 32025

2027

36-4S-17-09046-002

BUILDING CHARACTERISTICS

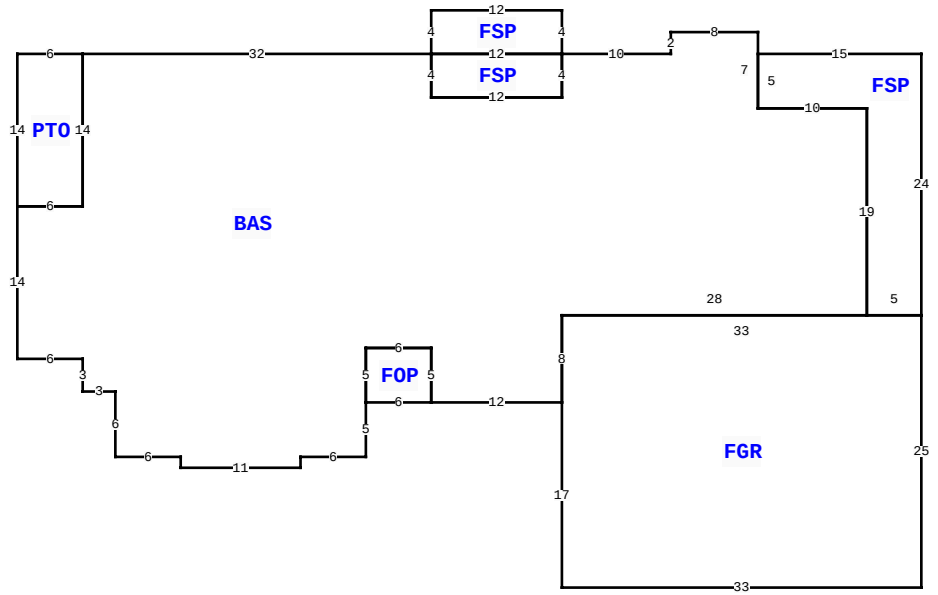
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100		2,175	198,955
FGR	825	55		454	41,529
FOP	30	30		9	823
FSP	48	40		19	1,738
FSP	48	40		19	1,738
FSP	170	40		68	6,220
PTO	84	5		4	366
TOTALS	3,380			2,748	251,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	120.5204	132.57	364,302	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2005 Heated Area: 2175 HX Base Yr 2005



6831 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	993.00	UT	1.50	1.50	100	0	0	3	100	1,490	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	1999	1999	3	40	10,976	
3	0282	POOL ENCL	0	100	26	40	1,040.00	UT	15.00	15.00	100	1999	1999	3	40	6,240	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	251,368
TOTAL MARKET OB/XF VALUE	21,406
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	324,774
SOH/AGL Deduction	97,969
ASSESSED VALUE	226,805
TOTAL EXEMPTION VALUE	HX HB VX DX VP 94,490
BASE TAXABLE VALUE	132,315
TOTAL JUST VALUE	324,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,344

SALE:1:1: 4 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042218	Roof Replacement	18,305	06/25/2021
15868	POOL	95	08/05/1999
8626	SFR	70,000	07/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0421	4/29/2004	WD	Q	I		174,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: RAYMOND D & ANDREA						
0988/1974	7/02/2003	CT	Q	I	03	100
GRANTOR: CLERK OF COURT (YONN						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= W6 S14 E6 N14$S14 W6 S14 E6 S3 E3 S6 E6 S1 E11 N1 E6 N5 FOP= E6 N5 W6 S5$ N5 E6 S5 E12 FGR= S17 E33 N25 W33 S8$ N8 E28 FSP= E5 N24 W15 S5 E10 S19$ N19 W10 N7W8 S2 W10 FSP= N4 W12 S4 E12$FSP= W12 S4 E12 N4$ S4 W12 N4$.

LAND DESCRIPTION

TOTAL OB/XF 21,406

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 07/18/2017 BY DF Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS