

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

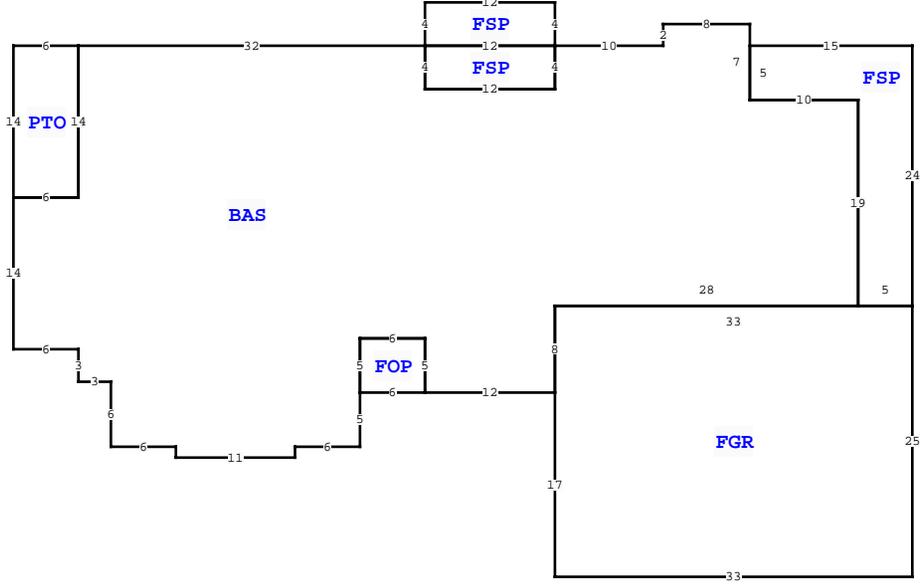
GOTTRY RAYMOND D/GOTTRY ANDREA M  
 6831 SE CR 245  
 LAKE CITY, FL 32025

**2026**

36-4S-17-09046-002  


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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         |

| 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    | 137.39         | 377,548        | 1994 | 1994 | 0    | 0    | 0    | 31.00  | 69.00 |
| 1 SINGLE FAM 100% - 2005 Heated Area: 2175 HX Base Yr 2005 |     |           |             |                |                |      |      |      |      |      |        |       |



| Quality          |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE         | CD               |             |      |              |                      |
| 0100             | SINGLE FAMILY    |             |      |              |                      |
| MAP NUM          | MKT AREA         |             |      |              |                      |
| 36417.00         | 1.00/            |             |      |              |                      |
| NEIGHBORHOOD/LOC |                  |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,175            | 100         |      | 2,175        | 206,188              |
| FGR              | 825              | 55          |      | 454          | 43,039               |
| FOP              | 30               | 30          |      | 9            | 854                  |
| FSP              | 48               | 40          |      | 19           | 1,801                |
| FSP              | 48               | 40          |      | 19           | 1,801                |
| FSP              | 170              | 40          |      | 68           | 6,447                |
| PTO              | 84               | 5           |      | 4            | 380                  |
| TOTALS           | 3,380            |             |      | 2,748        | 260,508              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 21,406      |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |

| BLD DATE                            |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| XF DATE                             |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                            |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                            |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                           |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                             |  |  |  |  |  |  |  |  |  |  |  |
| 6831 SE COUNTY ROAD 245 , LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |
| 05/06/2026 MLU                      |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |                | PAGE 1 of 1 | 3        |
|---------------------------|----------------|-------------|----------|
| VALUATION SUMMARY         |                |             |          |
| VALUATION BY              |                |             | STANDARD |
| Tax Group: 3              | Tax Dist:      |             |          |
| BUILDING MARKET VALUE     |                |             | 260,508  |
| TOTAL MARKET OB/XF VALUE  |                |             | 21,406   |
| TOTAL LAND VALUE - MARKET |                |             | 52,000   |
| TOTAL MARKET VALUE        |                |             | 333,914  |
| SOH/AGL Deduction         |                |             | 113,715  |
| ASSESSED VALUE            |                |             | 220,199  |
| TOTAL EXEMPTION VALUE     | HX HB VX DX VP |             | 93,169   |
| BASE TAXABLE VALUE        |                |             | 127,030  |
| TOTAL JUST VALUE          |                |             | 333,914  |
| NCON VALUE                |                |             | 0        |
| INCOME VALUE              |                |             |          |
| PREVIOUS YEAR MKT VALUE   |                |             | 321,054  |

| 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      | Q     | I     |        | 174,000    |
| GRANTOR: U S BANK NATIONAL ASS |           |           |       |       |        |            |
| GRANTEE: RAYMOND D & ANDREA    |           |           |       |       |        |            |
| 0988/1974                      | 7/02/2003 | CT Q      | 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<br>N1 E6 N5 FOP= E6 N5 W6 S5\$ N5 E6 S5 E12 FGR= S17 E33 N25 W33<br>S8\$ N8 E28 FSP= E5 N24 W15 S5 E10 S19\$ N19 W10 N7W8 S2 W10<br>FSP= N4 W12 S4 E12\$FSP= W12 S4 E12 N4\$ S4 W12 N4\$. |  |  |  |  |  |  |  |  |  |  |  |