

COMM SW COR OF SEC, RUN E
1798.33 FT FOR POB, E 210 FT,
N 5 DEG E 210 FT, W 210 FT,

TODD GREG/TODD CATHERINE
7131 SE COUNTY ROAD 245
LAKE CITY, FL 32025-2955

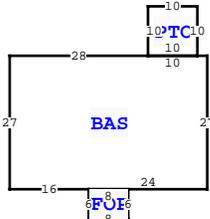
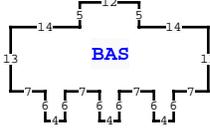
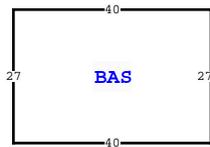
2026

36-4S-17-09049-015



| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND | | |
| 1 | SINGLE FAM | 100% | - 2022 | | | | | | | | | | Heated Area: 2812 | HX Base Yr 2022 |



| Quality | 06 | 06 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| 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 | 652 | 100 | | 652 | 82,095 |
| BAS | 1,080 | 100 | | 1,080 | 135,986 |
| BAS | 1,080 | 100 | | 1,080 | 135,986 |
| FOP | 48 | 30 | | 14 | 1,763 |
| PTO | 100 | 5 | | 5 | 630 |
| TOTALS | 2,960 | | | 2,831 | 356,459 |

7131 SE COUNTY ROAD 245, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 |
| INC DATE | | AG DATE | MLU |

| 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 |
| | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 356,459 | | |
| TOTAL MARKET OB/XF VALUE | | 0 | | |
| TOTAL LAND VALUE - MARKET | | 18,180 | | |
| TOTAL MARKET VALUE | | 374,639 | | |
| SOH/AGL Deduction | | 60,186 | | |
| ASSESSED VALUE | | 314,453 | | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | | |
| BASE TAXABLE VALUE | | 263,042 | | |
| TOTAL JUST VALUE | | 374,639 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 374,391 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 38345 | SFR | 951 | 07/10/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1380/0097 | 3/12/2019 | WD | U | V | 30 | 0 |
| GRANTOR: GREG & CATHERINE TODD | | | | | | |
| GRANTEE: GREG & CATHERINE TO | | | | | | |
| 1379/0974 | 3/01/2019 | WD | U | V | 30 | 100 |
| GRANTOR: ROBERT LEWIS & JANICE | | | | | | |
| GRANTEE: GREG & CATHERINE TO | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS= W28 S27 E16 FOP= S6 E8 N6 W8\$ E24 N27 W2 PTO= N10 W10 S10 E10\$ W10\$ PTR= N40 BAS= N27 W40 S27 E40\$ S40 PTR= N80 E70 BAS= E7 S6 E4 N6 E7 S6 E4 N6 E7 S6 E4 N6 E7 N13 W14 N5 W12 S5 W14 S13\$ S80 W70\$. |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| 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 | | | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,180 | | | | | | | | | | |