1/2 OF NE1/4, EX 16 AC OFF S SI
DESC IN ORB 366-457 & EX 2.52
RB 529-119 & EX 24.55 AC DESC O

LENTS SUSAN
5194 SE COUNTY ROAD 245
LAKE CITY, FL 32025-2333

2022

26-4S-17-08743-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

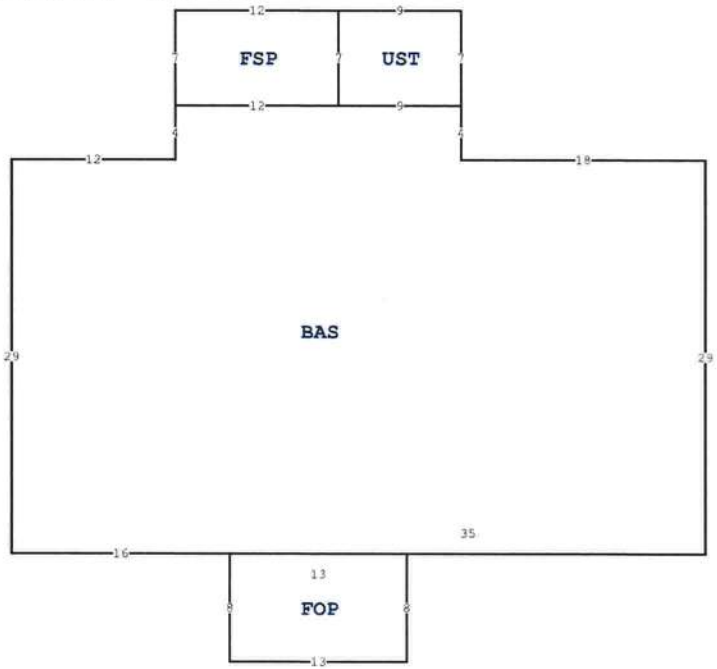
ELEMENT	CD	CONSTRUCTION
terior Wall	19	COMMON BRK 100
of Structur	03	GABLE/HIP 100
of Cover	03	COMP SHNGL 100
terior Wall	05	DRYWALL 100
terior Floo	06	VINYL ASB 50
terior Floo	14	CARPET 50
r Condition	03	CENTRAL 100
ating Type	02	CONVECTION 100
drooms		3 100
throoms		2 100
ame	01	NONE 100
ories	1.	1. 100
chitectual	05	CONV 100
its		0 100
ndition Adj	02	02 100
tchen Adjus	01	01 100
ality	04	04
R CODE	5000	IMPROVED AG
P NUM		MKT AREA 02
GHBORHOOD	26417.00	1.00

REA YPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
S	1,563	100	1,563	56,221
P	104	30	31	1,115
P	84	40	34	1,223
T	63	45	28	1,007
ALS	1,814		1,656	59,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,656	93.4258	71.94	119,133	1971	1971	0	0	15	35.00	50.00

1 SINGLE FAM - 100% - 2020 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,566
TOTAL MARKET OB/XF VALUE		2,132
TOTAL LAND VALUE - MARKET		65,650
TOTAL MARKET VALUE		69,932
SOH/AGL Deduction		8,409
ASSESSED VALUE		61,523
TOTAL EXEMPTION VALUE	HX HB WX DX	37,523
BASE TAXABLE VALUE		24,000
TOTAL JUST VALUE		127,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/0507	12/20/2019	QC	U	I	11	100
GRANTOR: PAM CREWS						
GRANTEE: SUSAN LENTS						
1402/0509	12/18/2019	QC	U	I	11	100
GRANTOR: JEANIE WALLACE						
GRANTEE: SUSAN LENTS						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

5194 SE COUNTY ROAD 245 , LAKE CITY

BUILDING NOTES

EXTRA FEATURES

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
0210	GARAGE U	0	100	38	28	1.00	UT	0.00	0.00	100	0	0	3	100	500	
0040	BARN,POLE	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	432	
0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

BUILDING DIMENSIONS

BAS= W18 N4 UST= N7 W9 S7 E9$ W9 FSP= N7 W12 S7 E12$ W12 S4 W12 S29 E16 FOP= S8 E13 N8W13$ E 35 N29 $.

TOTAL OB/XF 2,132

LAND DESCRIPTION

USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
5600	TIMBER 3	0		A-1	0.00	0.00	9.52	AC		1.00	1.00	1.00	267.00	267.00	2,542							
6200	PASTURE 3	0		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	265.00	265.00	692							
9910	MKT.VAL.AG	0		A-1	0.00	0.00	12.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	60,650							

VIEW DATE 06/23/2017 BY BC Total Acres: 13.13 Total Land Value: 8,234 Market: 60,650 Agricultural: 3,234 Common: 5,000 PRINTED 05/09/2022

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