

COLUMBIA COUNTY Property Appraiser

Parcel 23-4S-17-08713-001

Owners

COKER JEFFREY W
COKER JENIFER P
4562 SE CR 245
LAKE CITY, FL 32025

Parcel Summary

Location	4560 SE COUNTY ROAD 245
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	13.3300
Section	23
Township	4S
Range	17
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

4562 SE COUNTY ROAD 245

Legal Description

N1/2 OF S2/3 OF SE1/4 OF NE1/4

379-696, 1061-1114 THRU 1133, WD 1061-1138,
WD 1300-2170,

Working Values

	2026
Total Building	\$122,157



	2026
Total Extra Features	\$7,000
Total Market Land	\$119,970
Total Ag Land	\$5,487
Total Market	\$249,127
Total Assessed	\$78,204
Total Exempt	\$51,411
Total Taxable	\$26,793
SOH Diff	\$65,440

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$124,902	\$118,142	\$106,810	\$83,565	\$67,255	\$60,100
Total Extra Features	\$7,000	\$7,000	\$7,000	\$3,250	\$0	\$0
Total Market Land	\$119,970	\$119,970	\$99,975	\$79,980	\$40,190	\$40,157
Total Ag Land	\$5,487	\$5,536	\$5,536	\$5,573	\$5,203	\$4,907
Total Market	\$251,872	\$245,112	\$213,785	\$166,795	\$107,445	\$100,257
Total Assessed	\$76,292	\$74,346	\$72,342	\$70,433	\$68,174	\$67,009
Total Exempt	\$50,722	\$49,346	\$47,342	\$45,433	\$43,174	\$42,009
Total Taxable	\$25,570	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$70,097	\$65,332	\$54,504	\$27,955	\$10,334	\$4,016

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1300/2170	2015-09-08	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$39,500	Grantor: LEGACY INVESTMENT LLC Grantee: JEFFREY W & JENIFER P COKER (H & W)
<u>WD</u> 1061/1138	2005-10-07	<u>Q</u>		WARRANTY DEED	Vacant	\$239,000	Grantor: L DON REED Grantee: LEGACY INVESTMENT LLC
<u>WD</u> 1061/1133	2005-10-07	<u>Q</u>		WARRANTY DEED	Vacant	\$80,000	Grantor: MARY PEARL ELLZEY Grantee: L DON REED

Buildings

Building # 1, Section # 1, 60100, MOBILE HOME

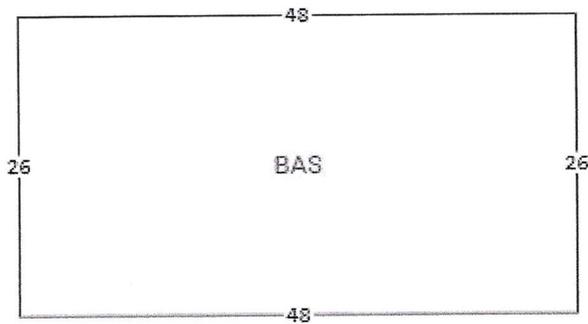
Type	Models	Heated Sq Ft	Repi Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1248	\$137,255	2020	2019	1,248	0.00%	11.00%	89.00%	\$122,157

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,248	100%	1,248



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	<u>A-1</u>	.00	.00	1.00	\$9,000.00/ <u>AC</u>	1.00	1.00	\$9,000

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
5500	TIMBER 2	A-1	.00	.00	12.33	\$445.00/AC	12.33	1.00	\$5,487
9910	MKT.VAL.AG	A-1	.00	.00	12.33	\$9,000.00/AC	12.33	1.00	\$110,970

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jun 27, 2022	000044783	SFR	IMPORTED	New Residential Construction

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 17, 2026.