COMM NW COR OF NW1/4 OF SEC, RUN
TO PT ON SWLY R/W CR 245, CONT S
FT TO POB, CONT SE'LY ALONG CO R

ANTHONY DAVID
2824 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2022

14-4S-17-08354-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

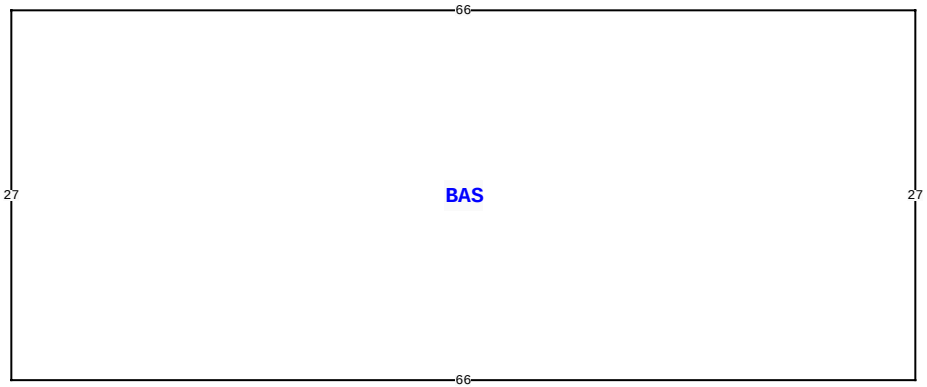
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD	14417.00		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	97,316
TOTALS	1,782		1,782	97,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,782	118.0000	61.36	109,344	1996	2015	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2022 HX Base Yr 2022



2824 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,316
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		16,315
TOTAL MARKET VALUE		119,831
SOH/AGL Deduction		0
ASSESSED VALUE		119,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,831
TOTAL JUST VALUE		119,831
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,477

SALE:1:1: 1/2 UNDIV INT EACH JTWRS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2414	7/19/2021	WD	Q	I	01	145,000
GRANTOR: CLARY ZACHARY T						
GRANTEE: ANTHONY DAVID						
1442/2412	7/19/2021	QC	U	I	11	100
GRANTOR: CLARY ZACHARY THOMAS						
GRANTEE: CLARY THOMAS A						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0252	LEAN-TO W/	0	100	12	25	300.00	UT	1.50	1.50	100	2021	2020		100	450	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,200

LN	USE CODE	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	0200	MBL HM	100		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	6,500.00	6,500.00	16,315							

REVIEW DATE 07/21/2021 BY JBRP Total Acres: 2.51 Total Land Value: 16,315 Market: 0 Agricultural: 0 Common: 16,315 PRINTED 03/31/2022