COMM AT NW COR OF NE1/4 OF SE 1/
RUN E 1200.01 FT TO W R/W OF SR-
R/W 74.99 FT FOR POB, CONT S 336

MASSIE WILLIAM MICHAEL
8714 SE CR 245
LAKE CITY, FL 32025

2025

11-5S-17-09211-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

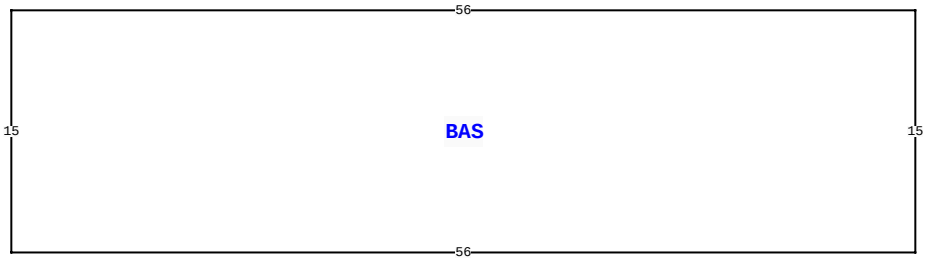
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	62,704
TOTALS	840		840	62,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	112.9000	98.22	82,505	2013	2012	0	0	0	24.00	76.00

1 MANUF 1 – 100% - 2013 Heated Area: 840 HX Base Yr 2013



8714 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,704
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		120,904
SOH/AGL Deduction		53,832
ASSESSED VALUE		67,072
TOTAL EXEMPTION VALUE	HX HB SX	67,072
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30582	M H	580	11/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1239/2618	8/15/2012	WD	U	V	30	100

GRANTOR: DAVID MASSIE

GRANTEE: WILLIAM MASSIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S15 E56 N15$.

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	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

LN	USE CODE	CLS	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	C	MBL HM	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 08/01/2017 BY BC Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 09/11/2024 BY SYS