LOT 21 ROLLING HILLS UNR.
COMM SE COR OF SEC, RUN W 235.36
RUN N 366.32 FT, W 315.61 FT, S

GREER JAMES
140 SE SEARS CT
LAKE CITY, FL 32025

2026

02-6S-17-09553-033

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

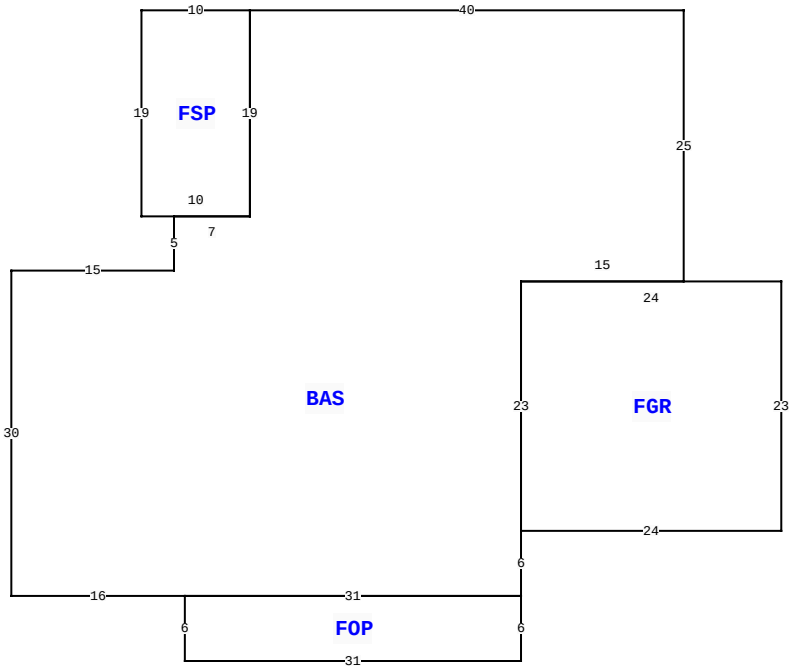
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100		2,420	260,021
FGR	552	55		304	32,664
FOP	186	30		56	6,017
FSP	190	40		76	8,166
TOTALS	3,348			2,856	306,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,856	118.4370	132.65	378,848	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2022 Heated Area: 2420 HX Base Yr



140 SE SEARS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	306,867
TOTAL MARKET OB/XF VALUE	3,440
TOTAL LAND VALUE - MARKET	39,480
TOTAL MARKET VALUE	349,787
SOH/AGL Deduction	0
ASSESSED VALUE	349,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,787
TOTAL JUST VALUE	349,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23688	SFR	630	10/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/968	11/23/2021	WD	Q	I	01	306,500
GRANTOR: LEBLANC JENNIS M						
GRANTEE: GREER JAMES						
1299/2418	8/13/2015	WD	Q	I	01	155,000
GRANTOR: JERRY L & MARTHA ANN						
GRANTEE: JENNIS M LEBLANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S19 W7 S5 W15 S30 E16 E31 N6 N23 E15 N25 $
FGR=[ORIG=-15,48] E24 N23 W24 S23 $
FOP=[ORIG=-46,54] S6 E31 N6 W31 $
FSP=[ORIG=-40,0] W10 S19 E10 N19 $
.

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	0040	BARN,POLE	0	0	10	20	200.00	UT	3.00	3.00	100	2006	2006	3	100	600	
2	0120	CLFENCE 4	0	0	30	8	240.00	UT	6.00	6.00	100	2005	2005	3	100	1,440	
3	0166	CONC,PAVMT	0	0	30	12	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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	0100	C	SFR	0		A-1	0.00	0.00	2.82	AC		1.00	1.00	1.00	14,000.00	14,000.00	39,480							

REVIEW DATE 12/13/2021 BY CP Total Acres: 2.82 Total Land Value: 39,480 Market: 0 Agricultural: 0 Common: 39,480 PRINTED 11/18/2025 BY SYS