COMM AT SE COR OF SEC, RUN W 799
CONT WEST 520.48 FT, N 609.71 FT
FT, S 610.78 FT TO POB.

JONES RANDY/JONES WANDA B
3037 SW C R 240
LAKE CITY, FL 32024

2026

06-5S-17-09146-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

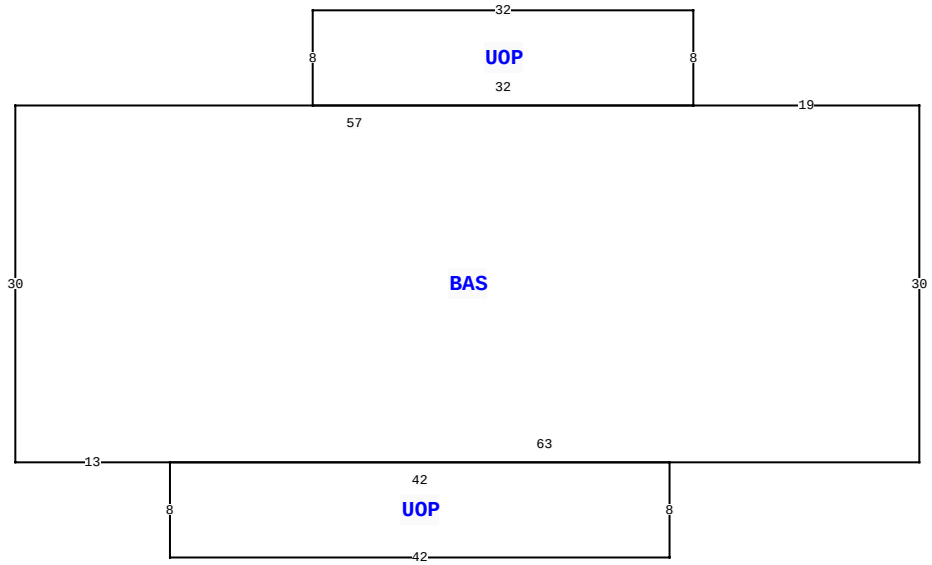
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	165,643
UOP	256	25		64	4,649
UOP	336	25		84	6,103
TOTALS	2,872			2,428	176,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,428	118.9000	111.77	271,378	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 2280 HX Base Yr 2011



3037 SW COUNTY ROAD 240 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,396
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		67,050
TOTAL MARKET VALUE		194,202
SOH/AGL Deduction		101,862
ASSESSED VALUE		92,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,618
TOTAL JUST VALUE		250,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048369	Roof Replacement	15,400	10/09/2023
28849	M H	0	09/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1200/2080	8/27/2010	TD	U	V	16	100
GRANTOR: WENDELL C & EUDINE W						
GRANTEE: RANDY & WANDA B JON						
1198/1197	7/23/2010	TD	U	V	16	100
GRANTOR: WENDELL C & EUDINE W						
GRANTEE: RANDY & WANDA B JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N8 W32 S8 E32$ W57 S30 E13 UOP= S8 E42 N8 W42$E63 N30$.

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	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 7,000

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	280.00	280.00	1,806							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,050							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 7.45 Total Land Value: 10,806 Market: 58,050 Agricultural: 1,806 Common: 9,000 PRINTED 10/03/2025 BY SYS