

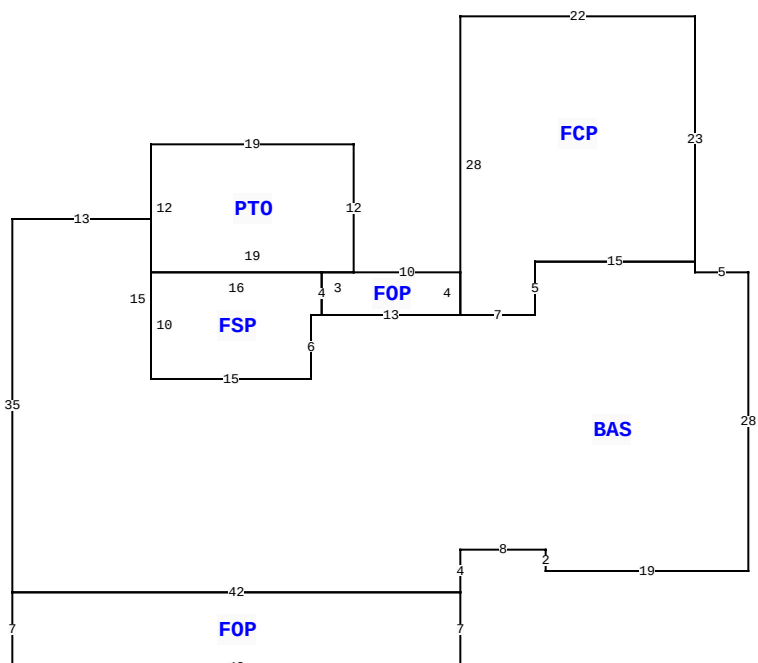
TRAMEL CYNTHIA
9115 SW COUNTY ROAD 240
LAKE CITY, FL 32024

612-306, FJ 1017-2641, 1093-161,

2026

07-5S-16-03484-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
Exterior Wall	19	COMMON BRK 100								0100	01	2,158	TOT ADJ PTS	128.2842	EFF. BASE RATE	143.68	REPL. COST NEW	310,061	AYB	2000	EYB	2000	ECON	0	FNCT	0	NORM	25.00	% COND	75.00
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2001										Heated Area: 1846 HX Base Yr 2001										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	15	HARDTILE 20																												
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		5000 IMPROVED AG																												
MAP NUM												MKT AREA		02																
NEIGHBORHOOD/LOC		7516.00										1.00/																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,846	100		1,846	198,925																									
FCP	541	25		135	14,548																									
FOP	52	30		16	1,724																									
FOP	294	30		88	9,483																									
FSP	154	40		62	6,681																									
PTO	228	5		11	1,185																									
TOTALS		3,115			2,158	232,546																								
EXTRA FEATURES						9115 SW COUNTY ROAD 240 , LAKE CITY										BLD DATE				LGL DATE		05/10/2024		MLU						
																XF DATE				LAND DATE										
																INC DATE				AG DATE										
L N	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	0030	BARN,MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	60	1993	1993	3	60	4,500														
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200														
3	0166	CONC,PAVMT	0	100	0	0	1,362.00	UT	1.50	1.50	100	2000	2000	3	100	2,043														
4	0169	FENCE/WOOD	0	100	76	8	608.00	UT	4.00	4.00	60	2000	2000	3	60	1,459														
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100														
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50														
LAND DESCRIPTION										TOTAL OB/XF										9,352										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500													
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	280.00	280.00	8,120													
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800													
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	175,500													
REVIEW DATE	04/21/2025		BY	chuck		Total Acres: 40.00		Total Land Value: 15,420		Market: 175,500		Agricultural: 10,920		Common: 4,500		PRINTED 10/02/2025 BY SYS														