BEG SW COR OF W1/2 OF SE1/4, RUN
N 680 FT, W 320 FT, S 680 FT TO

JERNIGAN BARBARA A
9603 SW COUNTY RD 240
LAKE CITY, FL 32024-7202

2026

07-5S-16-03486-002

BUILDING CHARACTERISTICS

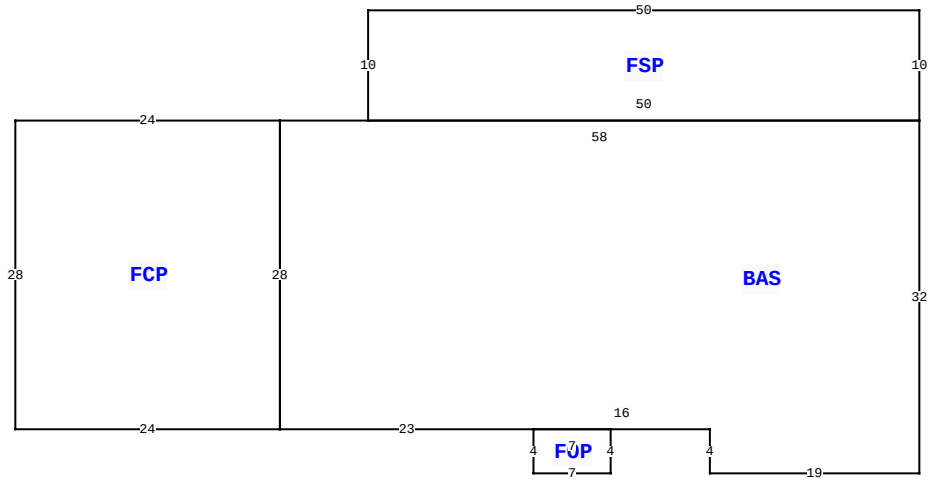
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,700	100		1,700	151,739
FCP	672	25		168	14,996
FOP	28	30		8	714
FSP	500	40		200	17,852
TOTALS	2,900			2,076	185,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	122.6080	137.32	285,076	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1700 HX Base Yr 1998



9603 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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		185,299
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,199
SOH/AGL Deduction		119,662
ASSESSED VALUE		116,537
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		60,815
TOTAL JUST VALUE		236,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23627	ADDN SFR	350	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/2082	5/02/1997	WD	Q	I		85,800

GRANTOR: WAYNE & NANCY BOYETTE

GRANTEE: EDGAR & BARBARA JER

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W50 S10 E50$ BAS= W58 FCP= W24 S28 E24 N28$ S28 E23
FOP= S4 E7 N4 W7$ E16 S4 E19 N32$.

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	0297	SHED CONCR	0	100	8	10	80.00	UT	3.75	3.75	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 900

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 08/14/2019 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS