COMM SW COR, RUN N 295.20 FT
CONT N 520.42 FT, E 520.50 FT,
S 389.57 FT FOR POB, CONT S

WALKER DAVID
10063 SW CR 240
LAKE CITY, FL 32024

2026

07-5S-16-03487-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

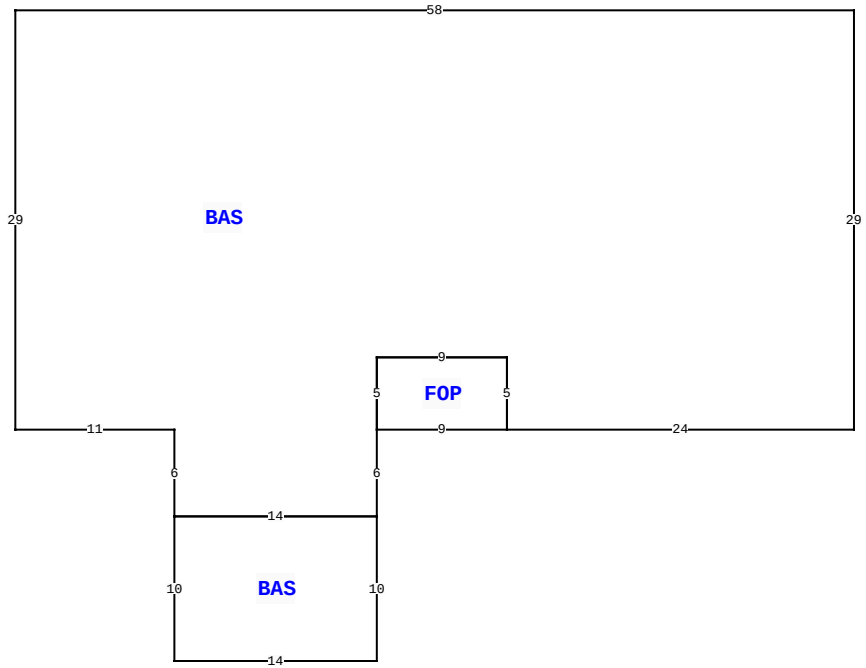
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 7516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	10,594
BAS	1,721	100		1,721	130,233
FOP	45	30		14	1,060
TOTALS	1,906			1,875	141,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	103.9500	116.42	218,288	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1861 HX Base Yr 2011



10063 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		141,887
TOTAL MARKET OB/XF VALUE		24,772
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		196,659
SOH/AGL Deduction		66,558
ASSESSED VALUE		130,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,379
TOTAL JUST VALUE		196,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051083	Roof Replacement	13,000	10/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/2264	12/15/2010	WD	Q	I	01	117,000
GRANTOR: VINCENT & ALICIA RODR						
GRANTEE: DAVID WALKER						
1099/0878	9/29/2006	WD	Q	I	06	170,000
GRANTOR: MARCK RODRIQUEZ						
GRANTEE: VINCENT & ALICIA RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S29 E11 S6 BAS= S10E14N10 W14$ E14 N6 FOP= E9 N5W9 S5$ N5 E9 S5 E24 N29$.

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	0200	GARAGE F	0	100	26	32	832.00	UT	20.00	20.00	100	2005	2005	3	100	16,640	
2	0081	DECKING WI	0	100	29	16	464.00	UT	9.00	9.00	75	2005	2005	3	75	3,132	
3	0166	CONC,PAVMT	0	100	20	56	1,120.00	UT	2.50	2.50	100	2005	2005	3	100	2,800	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 24,772

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 10/28/2024 BY JS Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2025 BY SYS