

COMM SW COR, RUN E 765.30 FT, N
TO N R/W CR-240 FOR POB, CONT N
FT, E 250 FT, S 348.50 FT, W 250

WAITES MARTIN DAVID/WAITES LISA JEAN
9953 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

07-5S-16-03487-091



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

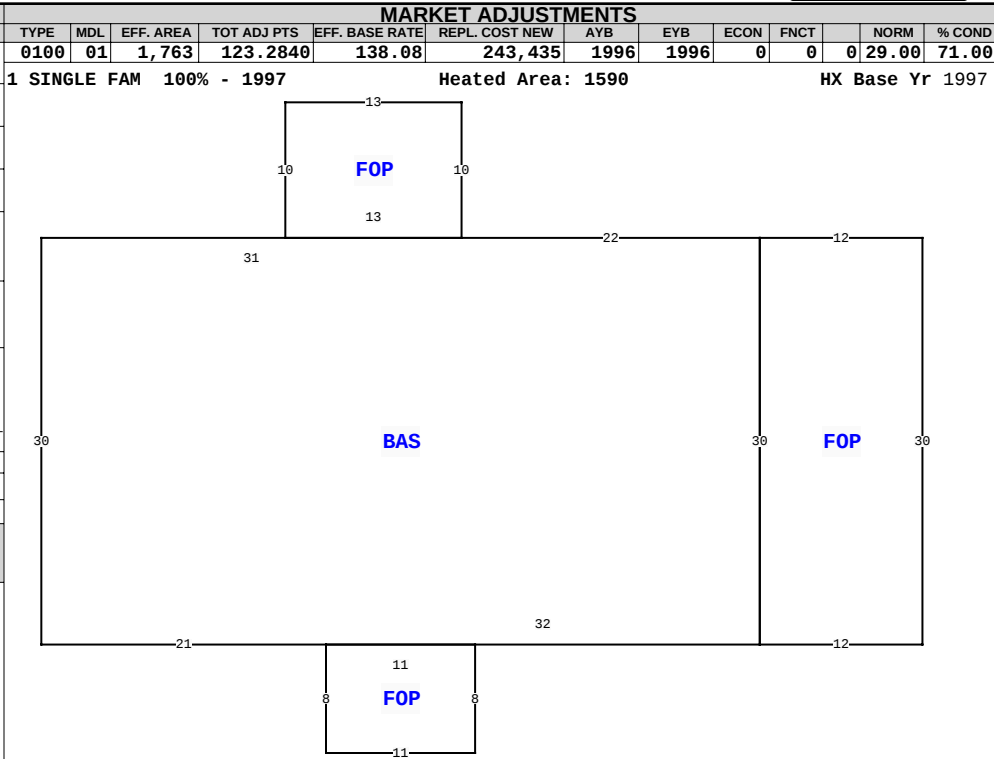
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100		1,590	155,878
FOP	88	30		26	2,549
FOP	130	30		39	3,823
FOP	360	30		108	10,588

TOTALS	2,168			1,763	172,839
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC	



9953 SW COUNTY ROAD 240 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	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		172,839	
TOTAL MARKET OB/XF VALUE		1,725	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		204,564	
SOH/AGL Deduction		84,228	
ASSESSED VALUE		120,336	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		69,614	
TOTAL JUST VALUE		204,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047639	Roof Replacement	16,000	07/11/2023
11446	SFR	285	11/14/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0786/0666	2/04/1994	WD	Q	V	02	0	

GRANTOR: CALVIN BOZZUTO
GRANTEE: MARTIN D WAITES

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W22 FOP= N10 W13 S10 E13\$ W31 S30 E21 FOP= S8 E11 N8 W11\$ E32 FOP= E12 N30 W12 S30\$ N30\$.							