COMM SW COR, N 40 FT TO N R/W OF
E ALONG R/W 520.50 FT FOR POB, N
FT, E 244.07 FT, S 349.13 FT TO

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

2026

07-5S-16-03487-092

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,400
TOTAL MARKET VALUE	29,400
SOH/AGL Deduction	10,777
ASSESSED VALUE	18,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,623
TOTAL JUST VALUE	29,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1395	1/02/2019	QC	U	V	11	100

GRANTOR: SHIRLEY E BOZZUTO

GRANTEE: MARTIN DAVID & LISA

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.96	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,400							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.96 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 11/17/2025 BY SYS