COMM AT SW COR OF SW1/4 OF NW1/4
FT, N 241.07 FT TO POB, CONT N 2
POINT ON S R/W LINE OF CR 240, R

EVANS CYNTHIA A
3836 SW CR 240
LAKE CITY, FL 32024

2026

07-5S-17-09152-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

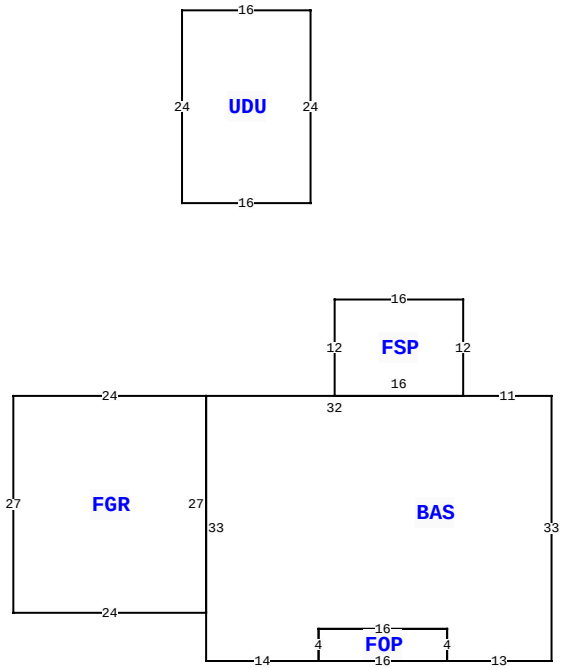
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,355	100		1,355	124,525
FGR	648	55		356	32,716
FOP	64	30		19	1,746
FSP	192	40		77	7,076
UDU	384	55		211	19,391
TOTALS	2,643			2,018	185,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	111.2590	124.61	251,463	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 1355 HX Base Yr 2005



3836 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		185,454
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		196,154
SOH/AGL Deduction		61,380
ASSESSED VALUE		134,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,052
TOTAL JUST VALUE		196,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045452	Roof Replacement	18,600	09/14/2022
21258	SFR	205	11/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0997/1625	10/15/2003	QC	Q	V	06	100

GRANTOR: LONNIE J & IDA MAE EV
GRANTEE: CYNTHIA A EVANS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W16 S12 E16$ W32 FGR= W24 S27 E24 N27$ S33 E14 FOP= E16 N4 W16 S4$ N4 E16 S4 E13 N33$ PTR= N24 W30 UDU= N24 W16 S24 E16$ E30 S24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.50 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/19/2025 BY SYS