SE1/4 EX RD R/W & EX 7.15 AC DES
1393-694.

MEEKS GARY L
8944 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-16-03495-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

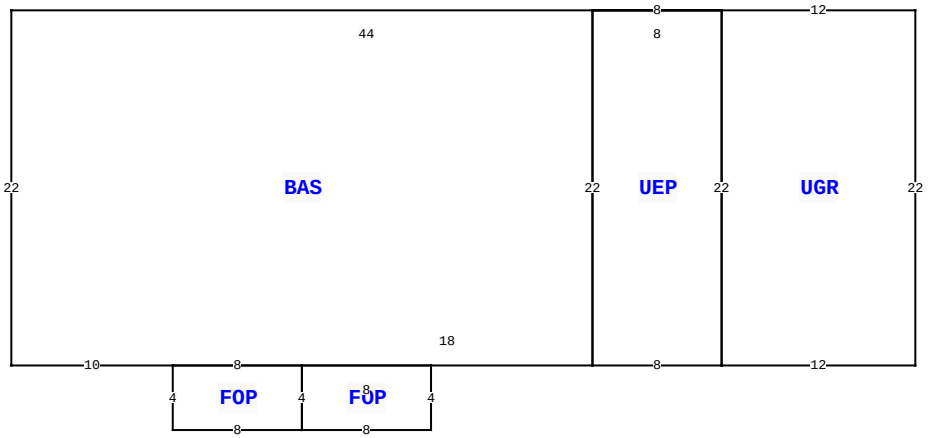
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	51,269
FOP	32	30		10	647
FOP	32	30		10	647
UEP	176	60		106	6,862
UGR	264	45		119	7,703
TOTALS	1,296			1,037	67,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	88.9200	99.59	103,275	1950	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 792 HX Base Yr



8353 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,129
TOTAL MARKET OB/XF VALUE	610
TOTAL LAND VALUE - MARKET	679,545
TOTAL MARKET VALUE	127,743
SOH/AGL Deduction	148
ASSESSED VALUE	127,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,595
TOTAL JUST VALUE	747,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	747,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1437	7/19/2019	TR	U	I	11	100
GRANTOR: GARY L MEEKS AS TRUST						
GRANTEE: GARY L MEEKS						
0904/2400	5/19/2000	WD	Q	V	01	100
GRANTOR: ALVIN L SR & DESSIE M						
GRANTEE: ALVIN L MEEKS SR RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S22 E10 FOP= S4 E8 N4 W8$ E8 FOP= S4E8 N4 W8$ E18
UEP= E8 N22 W8 S22$ N22 E8 UGR= S22 E12N22 W12$.

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	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 610

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	150.01	AC		1.00	1.00	1.00	370.00	370.00	55,504							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	150.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	675,045							

REVIEW DATE 08/27/2019 BY BC Total Acres: 151.01 Total Land Value: 60,004 Market: 675,045 Agricultural: 55,504 Common: 4,500 PRINTED 11/21/2025 BY SYS