

BEG NW COR OF SW1/4 OF NE1/4, RU
1383.70 FT, SW 30.18 FT, N 871.1
FT, N 665.86 FT TO POB.

DOUGLAS JOHN ARTHUR/DOUGLAS SHEILA LYNN
7301 SW COUNTY RD 240
LAKE CITY, FL 32024-1637

2026

09-5S-16-03497-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 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 01

NEIGHBORHOOD/LOC 9516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	155,863
FDU	623	60		374	44,061
FGR	324	55		178	20,970
FOP	36	30		11	1,296
FOP	90	30		27	3,181
FOP	216	30		65	7,658
FSP	264	40		106	12,488

TOTALS 2,876 2,084 245,516

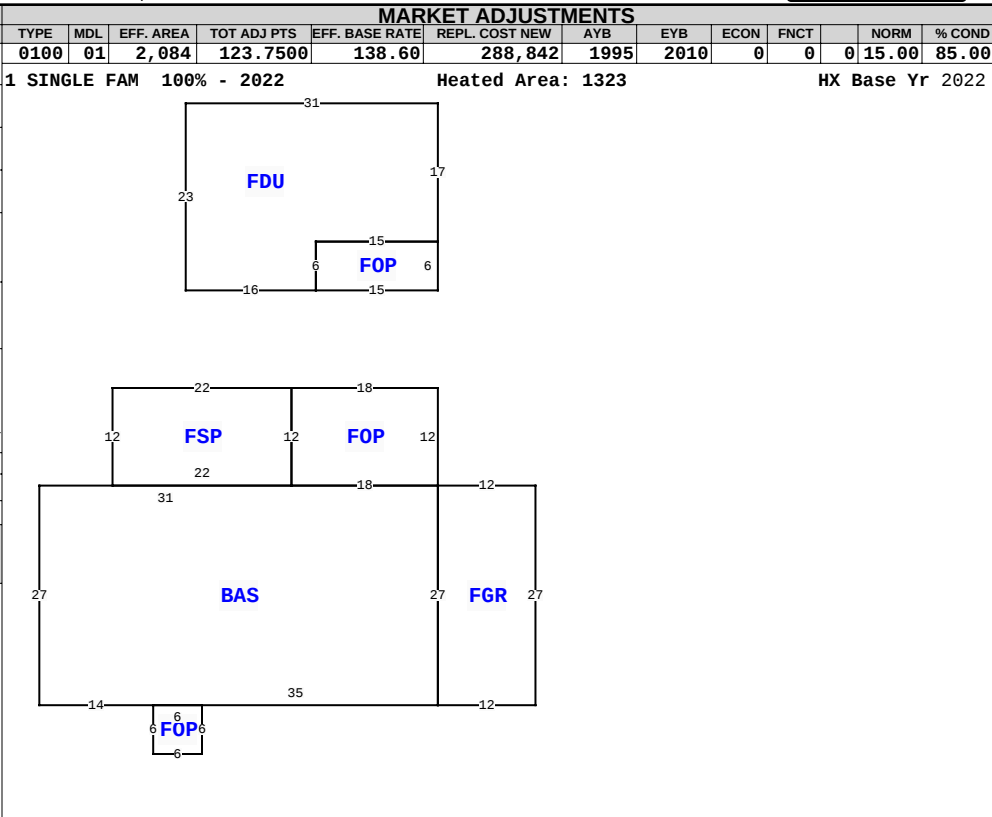
EXTRA FEATURES

L N	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	198.00	UT	1.50	1.50	100	1995	1995	3	100	297	
2	0040	BARN, POLE	0	100	23	31	713.00	UT	2.50	2.50	100	1995	1995	3	100	1,783	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.11	AC		1.00	1.00	0.60	9,000.00	5,400.00	54,594							
2	9400	C	RIGHTOFWAY	100			0.00	0.00	0.60	AC		1.00	1.00	1.40	10.00	14.00	8							

REVIEW DATE 08/28/2019 BY BC



7301 SW COUNTY ROAD 240 , LAKE CITY

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

L N	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
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4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

TOTAL OB/XF 6,080

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Total Acres: 10.71 Total Land Value: 54,602 Market: 0 Agricultural: 0 Common: 54,602

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		245,516
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		54,602
TOTAL MARKET VALUE		306,198
SOH/AGL Deduction		32,550
ASSESSED VALUE		273,648
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,926
TOTAL JUST VALUE		306,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15125	M H	125	02/24/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1484/1066	2/09/2023	LE U	I	I	14

GRANTOR: DOUGLAS JOHN ARTHUR

GRANTEE: DOUGLAS JOHN ARTHUR

1434/594 4/02/2021 WD Q I 01 271,000

GRANTOR: BELL JOSEPH W &

GRANTEE: DOUGLAS JOHN ARTHUR

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W18 S12 E18\$ BAS= W18 FSP= N12 W22 S12 E22\$ W31 S27

E14 FOP= S6 E6 N6 W6\$ E35 FGR= E12 N27 W12 S27\$ N27\$ PTR=

N30 FDU= N17 W31 S23 E16 FOP= E15 N6 W15 S6\$ N6 E15\$ S30\$.

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