COMM NW COR OF S1/2 OF NE1/4, RU
POB, CONT E 1038.22 FT, S 477.83
1038.20 FT, N 509.87 FT TO POB &

MIRA FAMILY REVOCABLE TRUST
7297 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 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	03	MASONRY 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

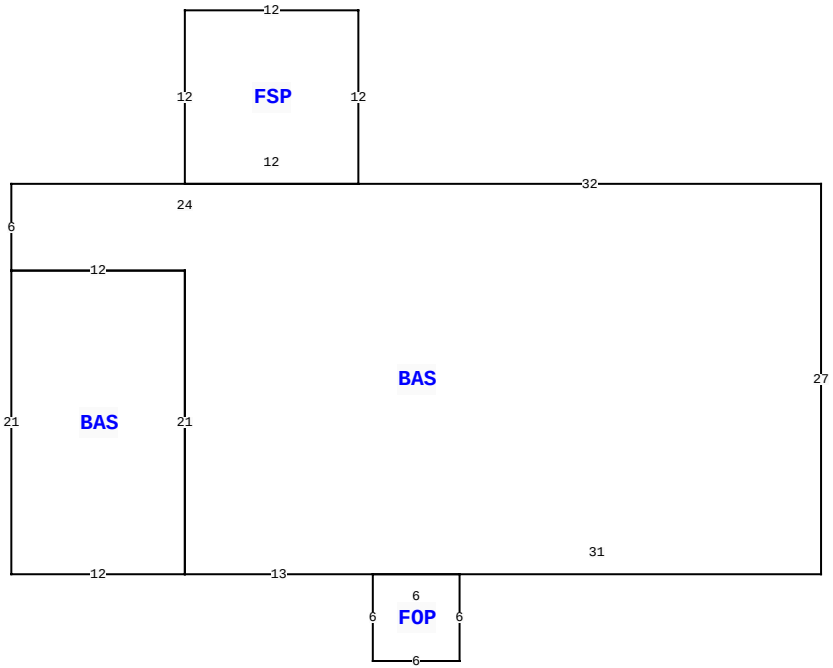
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	24,357
BAS	1,260	100		1,260	121,788
FOP	36	30		11	1,063
FSP	144	40		58	5,606
TOTALS	1,692			1,581	152,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	113.5530	127.18	201,072	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1512 HX Base Yr 2002



7297 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,815
TOTAL MARKET OB/XF VALUE		4,915
TOTAL LAND VALUE - MARKET		63,087
TOTAL MARKET VALUE		220,817
SOH/AGL Deduction		53,990
ASSESSED VALUE		166,827
TOTAL EXEMPTION VALUE	13 HX HB	166,827
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048359	Roof Replacement	10,680	10/06/2023
17984	SFR	222	02/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1446/2730	9/02/2021	WD	U	I	11	100
GRANTOR: MIRA MARIO JR						
GRANTEE: MIRA FAMILY REVOCAB						
0921/2428	2/28/2001	WD	Q	V	03	100
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: MARIO JR & VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N12 W12 S12 E12$ W24 S6 BAS= S21 E12 N21 W12$ E12 S21 E13 FOP= S6 E6 N6 W6$ E31 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	359.00	UT	1.50	1.50	100	2001	2001	3	100	539	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
4	0031	BARN,MT AE	0	100	12	12	144.00	UT	14.00	14.00	100	2007	2007	3	100	2,016	
5	0294	SHED WOOD/	0	100	12	12	144.00	UT	2.50	2.50	100	2006	2006	3	100	360	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,915

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	12.37	AC		1.00	1.00	0.60	8,500.00	5,100.00	63,087							

REVIEW DATE 10/31/2023 BY JS Total Acres: 12.37 Total Land Value: 63,087 Market: 0 Agricultural: 0 Common: 63,087 PRINTED 11/07/2025 BY SYS