LOT 9 MAULDIN FARMS S/D.
761-902, 887-2331,

GARCIA JUAN R/GARCIA JUAN R
7275 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

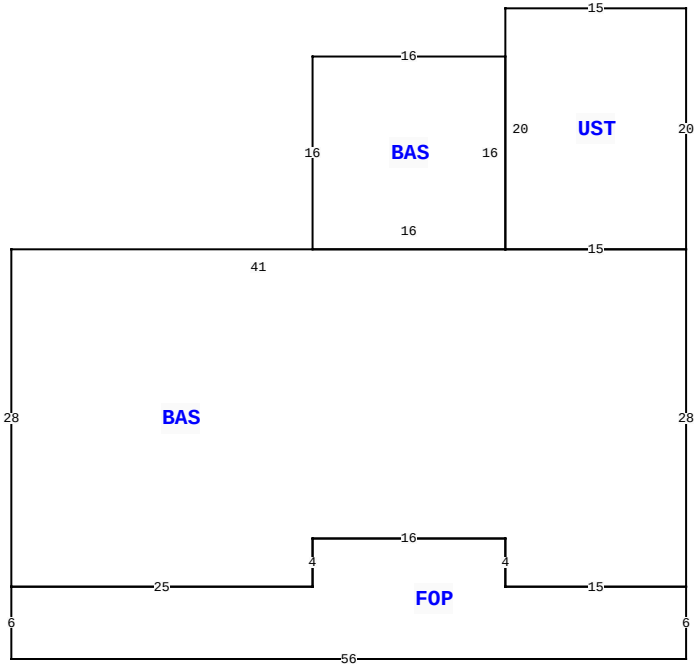
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	9516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	19,813
BAS	1,504	100		1,504	116,403
FOP	400	30		120	9,287
UST	300	45		135	10,448
TOTALS	2,460			2,015	155,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	106.3120	119.07	239,926	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1760 HX Base Yr 2002



7275 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		155,952
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		208,552
SOH/AGL Deduction		83,152
ASSESSED VALUE		125,400
TOTAL EXEMPTION VALUE	13 HX HB	125,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		208,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,552

SALE:1:1: LOT 9 MAULDIN FARMS $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/2331	9/10/1999	WD	Q	I		79,000
GRANTOR: E VARGAS						
GRANTEE: GARCIA & ROMAN (HUS						
0761/0902	6/17/1992	WD	Q	V	02	0
GRANTOR: N FL TIMBERLAND INC						
GRANTEE: ERNEST VARGAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N16 W16 S16 E16$ W41 S28FOP= E25 N4 E16 S4 E15 S6 W56 N6$E25 N4 E16 S4E15 N28$ UST= N20 W15 S20 E15$.

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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	70	1993	1993	3	70	840	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	280	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS