LOT 10 MAULDIN FARMS S/D.
779-54, 810-2358, 840-769, 868-1

CANAVAN GERALD A/CANAVAN MICHELE K
7331 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

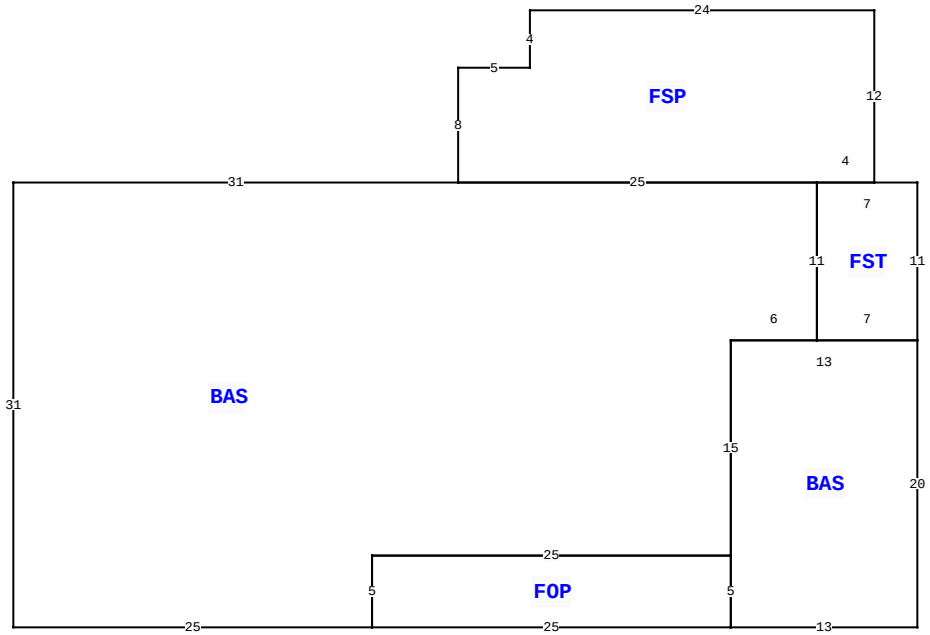
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	9516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	23,754
BAS	1,491	100		1,491	136,219
FOP	125	30		38	3,472
FSP	328	40		131	11,969
FST	77	55		42	3,837
TOTALS	2,281			1,962	179,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	113.2960	126.89	248,958	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2004 Heated Area: 1751 HX Base Yr 2004



7331 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		179,250
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		232,650
SOH/AGL Deduction		101,406
ASSESSED VALUE		131,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,522
TOTAL JUST VALUE		232,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,139

SALE:3:1: LOT 10 MAULDIN FARMS
SALE:2:1: TERMINATION OF AGREEMENT
SALE:1:1: SEE PERMIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042505	Remodel	8,348	08/06/2021
11187	SFR	255	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1579	12/31/2020	QC	U	I	11	0
GRANTOR: CANAVAN GERALD A						
GRANTEE: CANAVAN GERALD A						
0996/2427	10/07/2003	WD	Q	I		94,900
GRANTOR: MARIE D CAMPBELL FKA						
GRANTEE: GERALD A CANAVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S31 E25 FOP= E25 N5W25 S5$ N5 E25 BAS= S5 E13 N20 W13 S15$ N15 E6 FST= E7 N11 W7 S11$ N11 FSP= E4 N12 W24 S4 W5 S8 E25$ W25$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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		00	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 11/19/2025 BY SYS