LOT 12 MAULDIN FARMS S/D.
748-1876, 778-399, WD 1023-1548,

JOHNSON DARRELL/JOHNSON LESLIE
7449 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-112

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

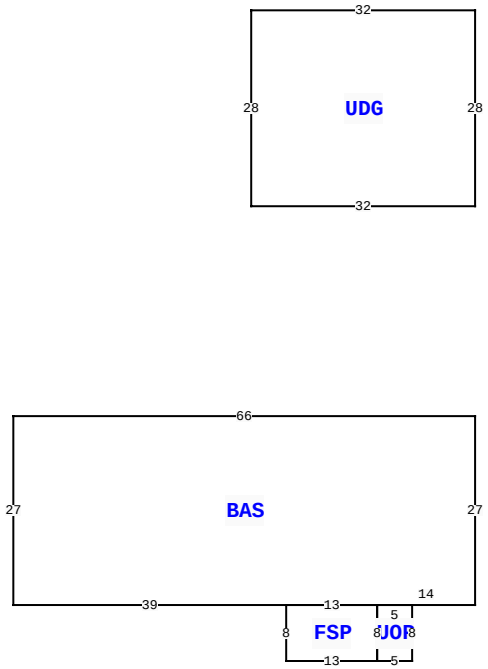
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	104,106
FSP	104	40		42	2,454
UDG	896	60		538	31,430
UOP	40	25		10	584
TOTALS	2,822			2,372	138,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,372	113.0000	106.22	251,954	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 1782 HX Base Yr 2013



7449 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		138,575
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		196,775
SOH/AGL Deduction		120,659
ASSESSED VALUE		76,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,394
TOTAL JUST VALUE		196,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,775

PRMT:1:1: 28X66
XFOB:1:1: CROW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054458	Right-of-Way Acce		11/12/2025
30463	MAINT/ALTR	25	09/13/2012
9577	GARAGE	50	04/06/1995
7559	M H	60	09/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1236/2276	6/14/2012	WD	U	I	37	49,000
GRANTOR: LAURA G MERRITT						
GRANTEE: DARRELL & LESLIE JO						
1204/2691	11/12/2010	WD	U	I	11	0
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JAMES R MERRITT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E39 FSP= S8 E13 N8 W13$ E13 UOP= S8 E5 N8 W5$
E14 N27$ PTR= N30 UDG= N28 W32 S28 E32$ S30$.

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	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	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 11/19/2025 BY SYS