LOT 2 OAKFIELD ACRES PHASE I.
ORB 713-602, 782-1691, 791-192,

COVERT MICHAEL J/COVERT NICOLE
7734 SW CR 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

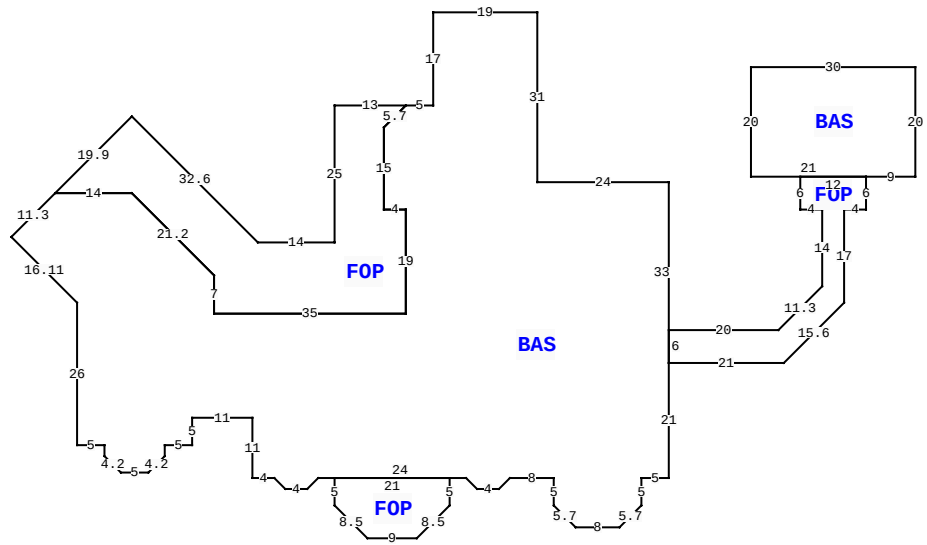
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	72,740
BAS	5,644	100		5,644	684,244
FOP	195	30		58	7,031
FOP	324	30		97	11,760
FOP	1,052	30		316	38,310
TOTALS	7,815			6,715	814,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,715	135.6060	162.73	1,092,732	2008	2008	0	0	0	25.50	74.50

3 EXCEPT SFR 100% - 2009 Heated Area: 6244 HX Base Yr 2009



7734 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		814,085
TOTAL MARKET OB/XF VALUE		45,490
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		907,575
SOH/AGL Deduction		211,737
ASSESSED VALUE		695,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		645,116
TOTAL JUST VALUE		907,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		923,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25344	SFR	1,572	12/28/2006
25345	GARAGE	161	12/28/2006
9617	M H	125	04/19/1995
8452	SFR	52,000	06/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/1310	12/06/2005	WD	Q	I		240,000
GRANTOR: DAVID W & PATRICIA GI						
GRANTEE: MICHAEL J & NICOLE						
0953/1145	5/10/2002	WD	Q	I		148,000
GRANTOR: STEM						
GRANTEE: GIFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N31 W19 S17 W5 FOP= W13 S25 W14 U23 L23 L14 D14 E14 D15 R15 S7 E35 N19 W4 N15 R4 U4 $ D4 L4 S15 E4 S19 W35 N7 L15 U15 W14 D8 L8 R12 D12 S26 E5 S2 R3 D3 E5 U3 R3 N2 E5 N5 E11 S11 E4 R2 D2 E4 U2 R2 E3 FOP= S5 R6 D6 E9 U6 R6 N5 W21$ E24 R2 D2 E4 U2 R2 E8 S5 R4 D4 E8 U4 R4 N5 E5 N21 FOP= E21 R11 U11 N17 E4 N6 BAS= E9 N20 W30 S20 E21$ W12 S6 E4 S14 L8 D8 W20 S6$ N33$.

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	0166	CONC,PAVMT	0	100	17	31	623.00	UT	1.50	1.50	100	0	0	3	100	935	
2	0166	CONC,PAVMT	0	100	15	95	1,425.00	UT	2.00	2.00	70	1994	1994	3	70	1,995	
3	0180	FPLC 1STRY	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	6,000	
4	0031	BARN,MT AE	0	100	42	60	2,520.00	UT	12.00	12.00	100	2008	2008	3	100	30,240	
5	0166	CONC,PAVMT	0	100	0	0	2,910.00	UT	2.00	2.00	100	2008	2008	3	100	5,820	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 45,490

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	1.20	40,000.00	48,000.00	48,000							

REVIEW DATE 08/29/2019 BY BC Total Acres: 6.03 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2025 BY SYS