

LABRIE JULES M/LABRIE ELIZABETH
7570 SW COUNTY ROAD 240
LAKE CITY, FL 32024

LAKE CITY, FL 32024

09-5S-16-03498-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	12	CEDAR 100								0100	01	2,069	127.0863	142.34	294,501	1996	1996	0	0	29.00	71.00	VALUATION BY					STANDARD																	
Roof Structure	08	IRREGULAR 100								1 SINGLE FAM 100% - 2005										Heated Area: 1612 HX Base Yr 2005																								
Roof Cover	03	COMP SHNGL 100																		Tax Group: 3										Tax Dist:														
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										209,096														
Interior Floor	14	CARPET 70																		TOTAL MARKET OB/XF VALUE										10,833														
Interior Floor	15	HARDTILE 30																		TOTAL LAND VALUE - MARKET										35,000														
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										254,929														
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction										66,938																								
Bedrooms		3 100								ASSESSED VALUE										187,991																								
Bathrooms		2 100								TOTAL EXEMPTION VALUE										HX HB 50,722																								
Frame	01	NONE 100								BASE TAXABLE VALUE										137,269																								
Stories	1.	1. 100								TOTAL JUST VALUE										254,929																								
Architectural Units	05	CONV 100								NCON VALUE										0																								
Condition Adj	03	03 100								INCOME VALUE																																		
Kitchen Adjus	01	01 100								PREVIOUS YEAR MKT VALUE										257,874																								
Quality	07	07								PRCL:0:6: FOR 2010. JH																																		
DOR CODE	0100		SINGLE FAMILY																		SALE:7:1: LOT 14, OAKFIELD																							
MAP NUM			MKT AREA		01																		SALE:6:1: LOT 14																					
NEIGHBORHOOD/LOC	9516.0300		1.00/																		SALE:2:1: LOT 4, OAKFIELD ACRES UNIT 1																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																PERMIT NUM					DESCRIPTION					AMT					ISSUED								
BAS	1,612	100		1,612	162,911																11267					SFR					265					06/12/1996								
FCP	506	25		126	12,734																																							
FOP	416	30		125	12,633																																							
FOP	486	30		146	14,755																																							
FST	110	55		60	6,063																																							
TOTALS	3,130			2,069	209,096																																							
EXTRA FEATURES					7570 SW COUNTY ROAD 240 , LAKE CITY															BLD DATE										LGL DATE					04/26/2022					MLU				
																				XF DATE										LAND DATE														
																				INC DATE										AG DATE														
L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000																													
2	0166	CONC, PAVMT	0 100	20	22	440.00	UT	2.00	2.00	100	1996	1996	3	100	880																													
3	0169	FENCE/WOOD	0 100	41	12	1,000.00	UT	7.50	7.50	50	2001	2001	3	50	3,750																													
4	0040	BARN, POLE	0 100	41	12	492.00	UT	2.50	2.50	100	2001	2001	3	100	1,230																													
5	0166	CONC, PAVMT	0 100	0	0	428.00	UT	1.50	1.50	100	1997	1997	3	100	642																													
6	0031	BARN, MT AE	0 100	16	20	1.00	UT	0.00	0.00	100	1997	1997	3	100	800																													
7	0070	CARPORT UF	0 100	15	19	285.00	UT	2.50	2.50	100	2006	2006	3	100	713																													
8	0070	CARPORT UF	0 100	13	19	247.00	UT	2.50	2.50	100	2006	2006	3	100	618																													
9	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																													
LAND DESCRIPTION										TOTAL OB/XF										10,833																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35,000.00	35,000.00	35,000																											
REVIEW DATE 08/29/2019 BY BC Total Acres: 3.97 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS																																												