THE W1/2 LOT 5 OAKFIELD ACRES PH
706-615, 719-585, 743-2121, 764-

SCRIBNER LAURIE JEAN
7502 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

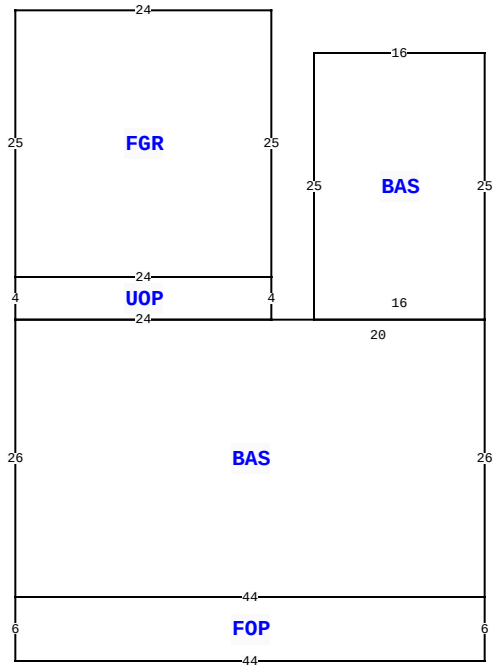
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	39,562
BAS	1,144	100		1,144	113,146
FGR	600	55		330	32,638
FOP	264	30		79	7,814
UOP	96	20		19	1,879
TOTALS	2,504			1,972	195,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	110.3850	123.63	243,798	1991	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1544 HX Base Yr 2025



7502 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,038
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		227,988
SOH/AGL Deduction		35,828
ASSESSED VALUE		192,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,438
TOTAL JUST VALUE		227,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,426

BLDG:2:1: SPRI MH (HOSTETLER'S LIVE HERE)

XFOB:1:1: DARLINGTON/REGAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18647	MAINT/ALTR	50	08/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/455	9/23/2024	WD	Q	I	01	285,000
GRANTOR: BURRIS DONALD E SR						
GRANTEE: SCRIBNER LAURIE JEA						
1395/2598	10/04/2019	WD	Q	I	01	140,000
GRANTOR: BETTY L GREEN						
GRANTEE: DONALD E SR & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S26 FOP= S6 E44 N6 W44$ E44 N26 BAS= N25 W16 S25 E16$ W20 UOP= N4 FGR= N25 W24 S25 E24$ W24 S4 E24$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2006	2006	3	50	900	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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	0.50	LT		1.00	1.00	1.50	35,000.00	52,500.00	26,250							

REVIEW DATE 10/01/2024 BY CP Total Acres: 2.01 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS