COMM NW COR OF NE1/4 OF SW1/4, R
E 421.06 FT, S 216.78 FT FOR POB
S 222.40 FT TO N R/W CR-240, NW

BREITBERG SCOTT
1443 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09171-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

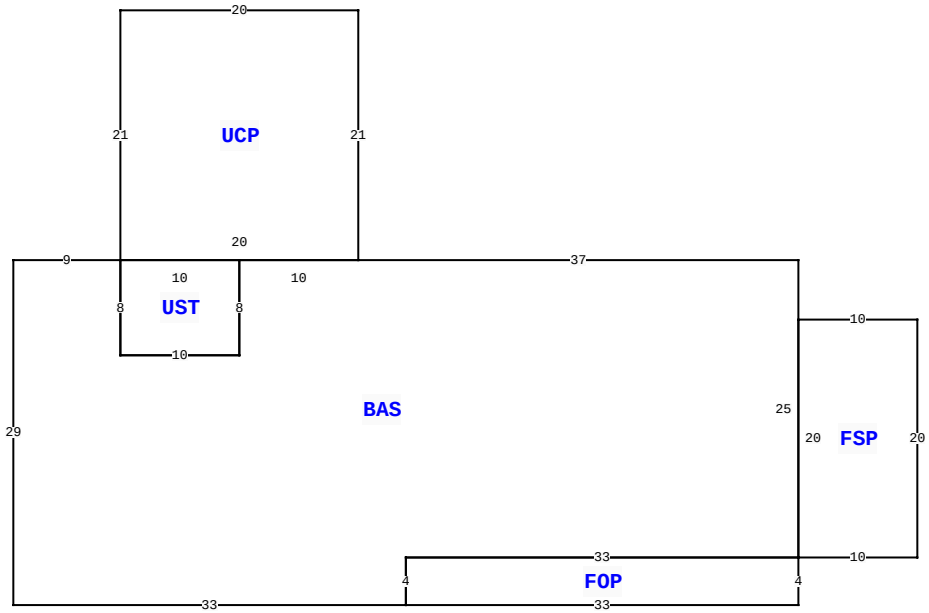
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100		1,702	174,806
FOP	132	30		40	4,109
FSP	200	40		80	8,216
UCP	420	20		84	8,628
UST	80	45		36	3,697
TOTALS	2,534			1,942	199,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	125.1300	135.14	262,442	1956	2000	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1702 HX Base Yr 2022



1443 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		199,456
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		17,220
TOTAL MARKET VALUE		218,276
SOH/AGL Deduction		29,156
ASSESSED VALUE		189,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,398
TOTAL JUST VALUE		218,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045655	Electrical Servic	0	10/10/2022
15709	M H	125	06/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2377	3/27/2018	WD	Q	I	01	158,500
GRANTOR: ISAAC BRATKOVICH						
GRANTEE: SCOTT BREITBERG						
1333/1605	1/30/2017	WD	U	I	12	0
GRANTOR: BANK OF AMERICA NA						
GRANTEE: ISAAC BRATKOVICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UCP= N21 W20 S21 E20$ W10 UST= W10 S8 E10 N8$ S8 W10 N8 W9 S29 E33 FOP= E33N4 W33 S4$ N4 E33 FSP= E10 N20 W10 S20$ N25$.

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	1956	1956	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	1.23	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,220							

REVIEW DATE 10/17/2022 BY JB Total Acres: 1.23 Total Land Value: 17,220 Market: 0 Agricultural: 0 Common: 17,220 PRINTED 05/02/2025 BY SYS