

COMM AT SW COR OF NE1/4, RUN E 4
 RUN N 284.46 FT FOR POB, CONT N
 389.01 FT, S 561.14 FT, W 389.01

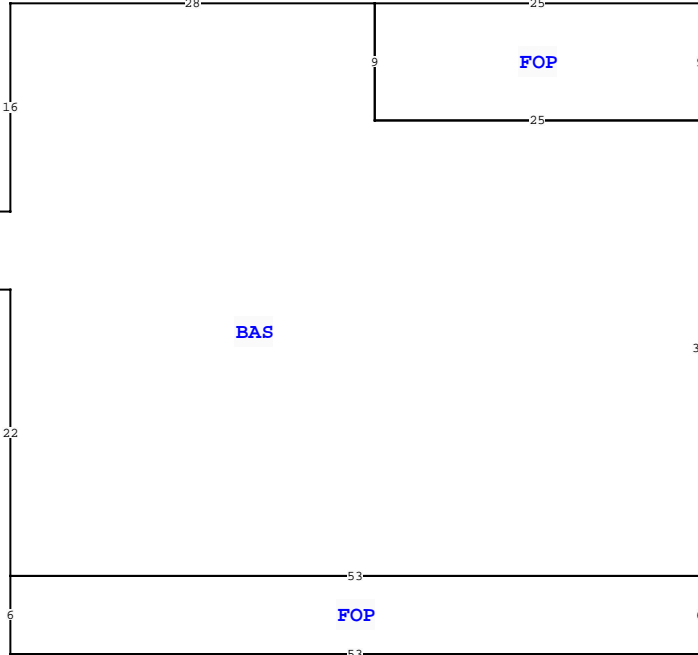
SAUNDERS CHARLES B/SAUNDERS WENDY L
 1151 SW COUNTY ROAD 240
 LAKE CITY, FL 32025

2025

09-5S-17-09171-009


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	80	
Interior Floor	15	HARDTILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Architectual	05	CONV	100	
Units		0	100	
Quality	06	06		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	9517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	2,125	100		2,125
FOP	225	30		68
FOP	318	30		95
TOTALS	2,668			2,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2017		Heated Area: 2125					HX Base Yr 2017	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		252,848	
TOTAL MARKET OB/XF VALUE		11,312	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		275,263	
SOH/AGL Deduction		110,889	
ASSESSED VALUE		164,374	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		113,652	
TOTAL JUST VALUE		314,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34457	SFR	740	09/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1629	7/29/2016	WD	U	V	11	100
GRANTOR: MELINDA K & KENNETH W						
GRANTEE: WENDY L & CHARLES B						
1315/1862	5/26/2016	QC	U	V	11	100
GRANTOR: MELINDA K WALKER						
GRANTEE: WENDY L & CHARLES B						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/20/2024	MLU

BUILDING NOTES	
BAS= W28 S16 W3 S6 E3 S22 POP= S6 E53 N6 W53\$ E53 N35 POP= N9 W25 S9 E25\$ W25 N9\$.	

EXTRA FEATURES																
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	0030	BARN,MT	0	24	40	960.00	UT	9.00	9.00	100	2016	2016	3	100	8,640	
2	0166	CONC,PAVMT	0	100	0	1,336.00	UT	2.00	2.00	100	2016	2016	3	100	2,672	

LAND DESCRIPTION		TOTAL OB/XF													11,312									
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	275.00	275.00	1,103							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							