ALL THAT PORTION OF NE1/4 OF NE1
LIES N OF CR-240.

GRAVES CYNTHIA S/TIMMONS SHARON D
739 COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09175-000

BUILDING CHARACTERISTICS

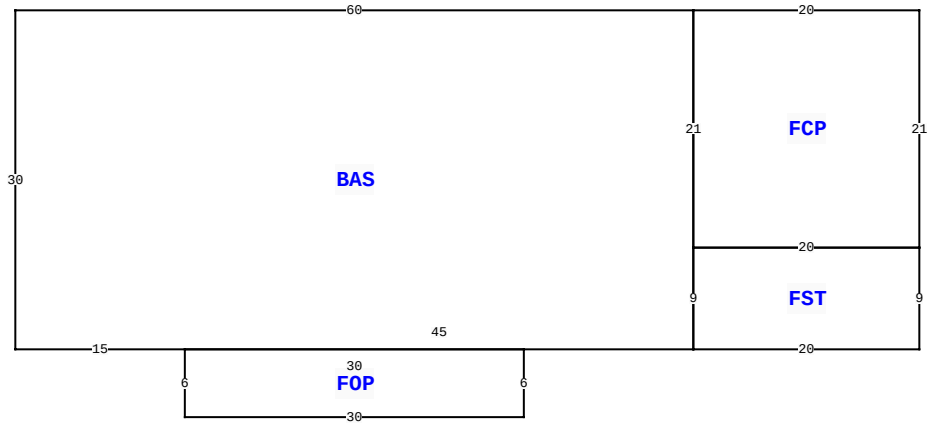
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0102	SFRES/MOBILE HOME
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	1,800	100		1,800	124,406
FCP	420	25		105	7,257
FOP	180	30		54	3,732
FST	180	55		99	6,843
TOTALS	2,580			2,058	142,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	98.4550	106.33	218,827	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1800 HX Base Yr



739 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,316
TOTAL MARKET OB/XF VALUE	8,972
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	199,288
SOH/AGL Deduction	14,137
ASSESSED VALUE	185,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,151
TOTAL JUST VALUE	199,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047082	Remodel	5,500	04/28/2023
000047029	Roof Replacement	9,400	04/20/2023
11110	M H	125	05/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1584	6/28/2022	LE	U	I	14	100
GRANTOR: TIMMONS SHARON D (ENH						
GRANTEE: MCNEAL ALAINA N (1/						
1277/1998	7/16/2014	WD	U	I	11	100
GRANTOR: GEORGE ANAN DICKS						
GRANTEE: CYNTHIA S GRAVES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E15 FOP= S6 E30N6 W30$ E45 FST= E20 N9 W20 S9$ N9 FCP= E20 N21 W20 S21$ N21$.

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	0040	BARN,POLE	0	0	37	40	1,480.00	UT	1.40	1.40	100	0	0	3	100	2,072	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,972

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	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,000							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 1.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 04/30/2025 BY SYS

ALL THAT PORTION OF NE1/4 OF NE1
LIES N OF CR-240.

GRAVES CYNTHIA S/TIMMONS SHARON D
739 COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09175-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

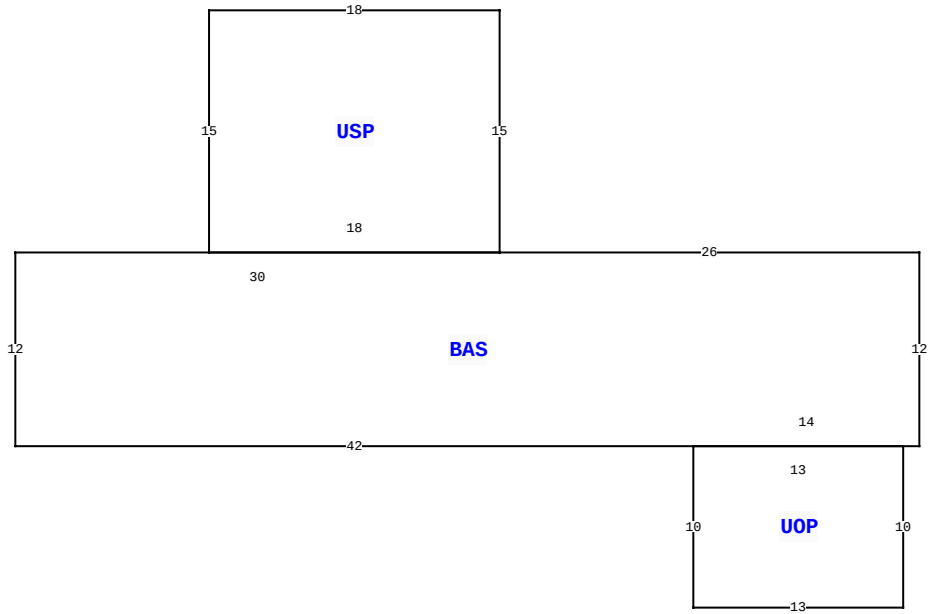
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
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	672	100		672	10,848
UOP	130	25		32	517
USP	270	35		94	1,517
TOTALS	1,072			798	12,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	798	80.9100	46.12	36,804	1974	1974	0	0	0	65.00	35.00

2 MOBILE HME – 0% - 0 Heated Area: 672 HX Base Yr



739 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	169,316
TOTAL MARKET OB/XF VALUE	8,972
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	199,288
SOH/AGL Deduction	14,137
ASSESSED VALUE	185,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,151
TOTAL JUST VALUE	199,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1584	6/28/2022	LE	U	I	14	100
GRANTOR: TIMMONS SHARON D (ENH						
GRANTEE: MCNEAL ALAINA N (1/						
1277/1998	7/16/2014	WD	U	I	11	100
GRANTOR: GEORGE ANAN DICKS						
GRANTEE: CYNTHIA S GRAVES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N15 W18 S15 E18$ W30 S12 E42 UOP= S10 E13N10 W13$ E14 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/22/2023 BY jerry Total Acres: 1.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 04/30/2025 BY SYS

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LIES N OF CR-240.

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739 COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09175-000

BUILDING CHARACTERISTICS

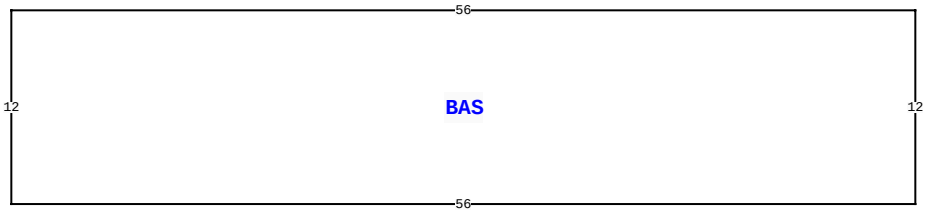
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	672	100		672	14,197
TOTALS	672			672	14,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	105.9000	60.36	40,562	1975	1975	0	0	0	65.00	35.00

3 MOBILE HME – 0% - 0 Heated Area: 672 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: TIMMONS SHARON D (ENH						
GRANTEE: MCNEAL ALAINA N (1/						
1277/1998	7/16/2014	WD	U	I	11	100
GRANTOR: GEORGE ANAN DICKS						
GRANTEE: CYNTHIA S GRAVES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/22/2023 BY jerry Total Acres: 1.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 04/30/2025 BY SYS