BEG 1320.6 FT S & 1122.36 FT E O
SW1/4 OF NW1/4, E 210 FT, N 210
FT, S 210 FT TO POB.

EDENFIELD KENNETH A/EDENFIELD DIANE
6703 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

10-5S-16-03522-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

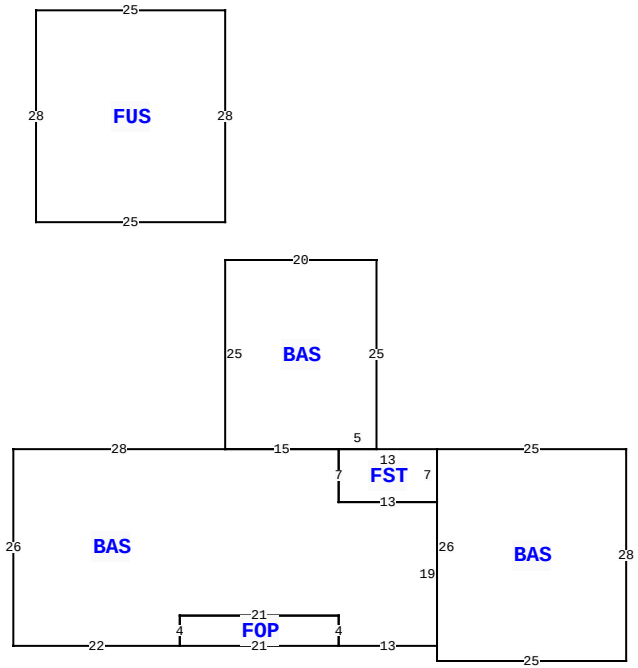
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	14	PREFIN MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	38,903
BAS	700	100		700	54,464
BAS	1,281	100		1,281	99,668
FOP	84	30		25	1,945
FST	91	55		50	3,890
FUS	700	100		700	54,464
TOTALS	3,356			3,256	253,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,256	106.8750	119.70	389,743	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3181 HX Base Yr



6703 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		253,333
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		272,133
SOH/AGL Deduction		122,020
ASSESSED VALUE		150,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,391
TOTAL JUST VALUE		272,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050640	Roof Replacement	7,630	08/23/2024
18606	ADDN SFR	92	07/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E22 FOP= E21 N4W21 S4$ N4 E21 S4 E13 BAS= S2 E25 N28 W25 S26$ N19 FST= N7 W13 S7 E13$ W13 N7 BAS= E5 N25 W20 S25 E15$ W15$PTR= N30 FUS= N28 W25 S28 E25$ S30$.

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	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	210.00	210.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/09/2024 BY JS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/20/2025 BY SYS