

COMM SW COR OF NW1/4, N 6.07 FT
E ALONG R/W 268.07 FT FOR POB, C
N 209.50 FT, W 222.68 FT, S 209.

KIRKMAN DONALD S/KIRKMAN LISA
6869 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

10-5S-16-03522-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

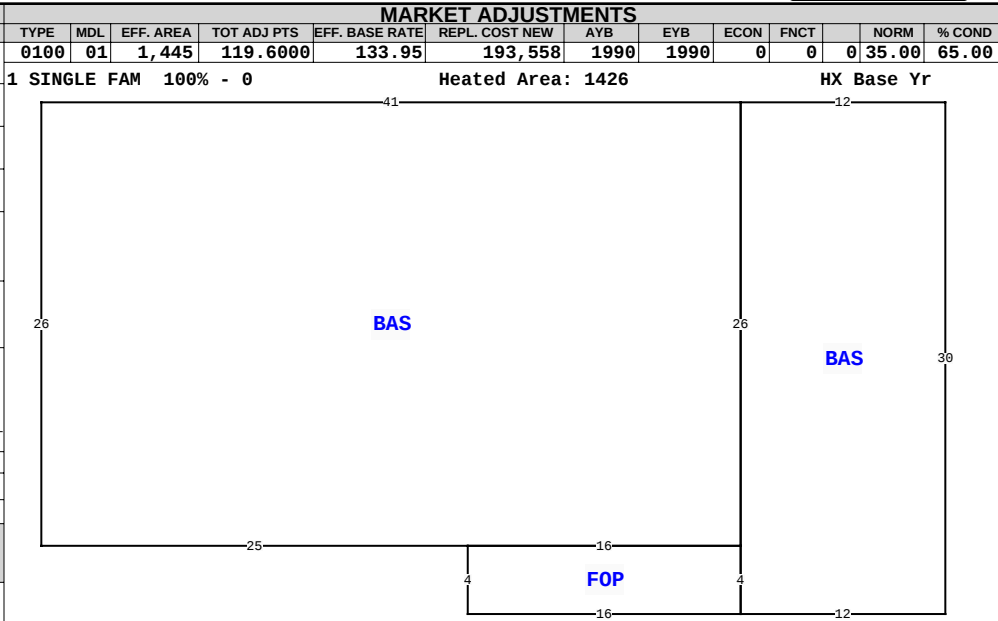
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	31,344
BAS	1,066	100		1,066	92,814
FOP	64	30		19	1,654

TOTALS	1,490			1,445	125,813
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	20	10	200.00	UT	1.40	1.40	100	0
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007
3	0252	LEAN-TO W/	0 100	10	22	220.00	UT	2.50	2.50	100	2007
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2007
5	0296	SHED METAL	0 100	24	12	288.00	UT	14.00	14.00	75	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	222.00	209.00	1.07	AC	



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

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	0166	CONC, PAVMT	0 100	20	10	200.00	UT	1.40	1.40	100	0	0	3	100	280	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0252	LEAN-TO W/	0 100	10	22	220.00	UT	2.50	2.50	100	2007	2007	3	100	550	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0296	SHED METAL	0 100	24	12	288.00	UT	14.00	14.00	75	2007	2007	3	75	3,024	

TOTAL OB/XF											
6,654											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		125,813	
TOTAL MARKET OB/XF VALUE		6,654	
TOTAL LAND VALUE - MARKET		16,050	
TOTAL MARKET VALUE		148,517	
SOH/AGL Deduction		46,031	
ASSESSED VALUE		102,486	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		51,764	
TOTAL JUST VALUE		148,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,452	

BLDG:1:1: 1992 DOR STUDY
SALE:1:1: 1.07 ACRES & NEW HOUSE
LAND:1:1: 1992 DOR STUDY FRONTS HWY 240-NEAR COLUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0710/0434	2/08/1990	WD	U	V		5,300	
GRANTOR: MERRILL WILLIAMS							
GRANTEE: DONALD KIRKMAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W41 S26 E25 FOP= S4 E16 N4 W16\$ E16 BAS= S4 E12 N30 W12 S26\$ N26\$.											