LOT 9 COLUMBIA FARMS S/D.
855-351,390, WD 926-2948, WD 115

HOISINGTON LINDA L
6611 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

10-5S-16-03522-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

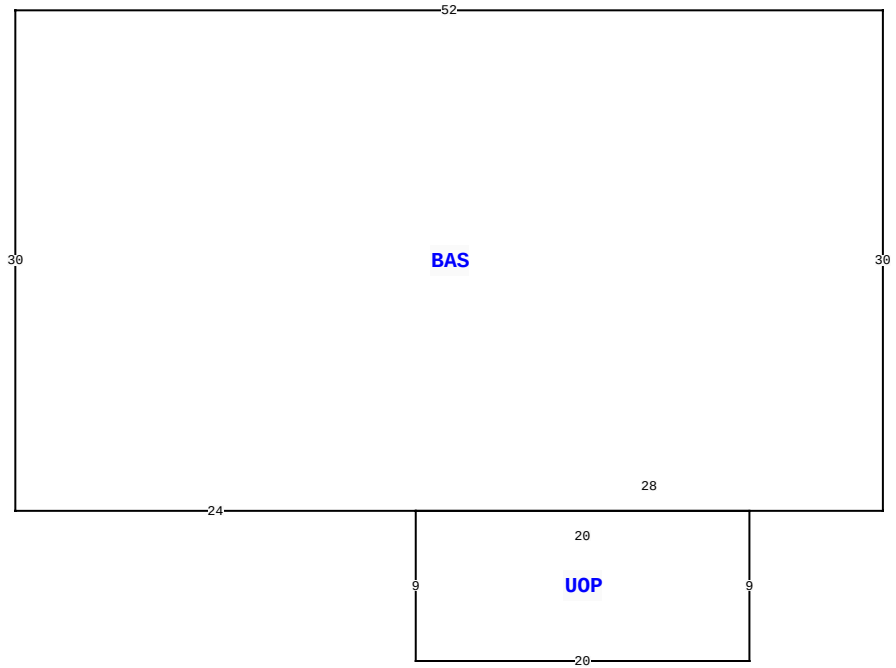
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	87,187
UOP	180	25		45	2,515
TOTALS	1,740			1,605	89,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,605	102.5100	96.36	154,658	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2019 Heated Area: 1560 HX Base Yr 2019



6611 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		89,702
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		36,360
TOTAL MARKET VALUE		133,862
SOH/AGL Deduction		50,497
ASSESSED VALUE		83,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,643
TOTAL JUST VALUE		133,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27196	M H	470	07/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1713	2/09/2018	WD	U	I	12	52,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: LINDA L HOISINGTON						
1321/0064	8/19/2016	WD	U	I	18	0
GRANTOR: FIRST FEDERAL OF FLOR						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E24 UOP= S9 E20 N9 W20$ E28 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,360							

REVIEW DATE 09/09/2019 BY BC Total Acres: 4.04 Total Land Value: 36,360 Market: 0 Agricultural: 0 Common: 36,360 PRINTED 11/20/2025 BY SYS