

COMM NW COR OF SW1/4, S 73.83 FT
CR-240, E ALONG R/W 1060.49 FT F
309.98 FT, S 1294.74 FT, W 370.4

JOHANNESSEN IRENE R TRUSTEE
6732 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

10-5S-16-03525-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 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		4 100
Bathrooms		2.5 100
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	06	06
DOR CODE	5000	IMPROVED AG
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	3,046	100		3,046	252,496
FEP	234	80		187	15,501
FGR	728	55		400	33,158
FOP	18	30		5	415
FOP	315	30		94	7,792
UOP	600	20		120	9,948

TOTALS	4,941			3,852	319,310
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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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0327	STABLES-SM	0	0	30	52	1,560.00	UT	14.00	14.00	50	0	0	3	50	10,920	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,504	
5	0040	BARN, POLE	0	100	13	27	351.00	UT	2.50	2.50	100	1997	1997	3	100	878	
6	0119	MASONRY WA	0	100	198	6	1,188.00	UT	5.00	5.00	80	0	0	3	80	4,752	
7	0030	BARN, MT	0	0	24	36	864.00	UT	10.00	10.00	100	1997	1997	3	100	8,640	

LAND DESCRIPTION			TOTAL OB/XF 34,969														
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,540

REVIEW DATE	09/09/2019	BY	BC
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,852	113.8683	127.53	491,246	1974	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2003 Heated Area: 3046 HX Base Yr 2003												
6732 SW COUNTY ROAD 240 , LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000
3	0327	STABLES-SM	0	0	30	52	1,560.00	UT	14.00	14.00	50	0	0	3	50	10,920
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,504
5	0040	BARN, POLE	0	100	13	27	351.00	UT	2.50	2.50	100	1997	1997	3	100	878
6	0119	MASONRY WA	0	100	198	6	1,188.00	UT	5.00	5.00	80	0	0	3	80	4,752
7	0030	BARN, MT	0	0	24	36	864.00	UT	10.00	10.00	100	1997	1997	3	100	8,640

TOTAL OB/XF 34,969																
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,000.00	9,000.00

Total Acres:	10.06	Total Land Value:	11,537	Market:	81,540	Agricultural:	2,537	Common:	9,000
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				319,310			
TOTAL MARKET OB/XF VALUE				34,969			
TOTAL LAND VALUE - MARKET				90,540			
TOTAL MARKET VALUE				365,816			
SOH/AGL Deduction				102,902			
ASSESSED VALUE				262,914			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				212,192			
TOTAL JUST VALUE				444,819			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				449,731			
SALE:2:1: 10.06 ACRES PLUS IMPROVEMENTS - MKT 122,							
SALE:1:1: 10.06 AC W/ IMPR							

TOTAL OB/XF 34,969																
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1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,000.00	9,000.00

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