COMM NW COR OF SW1/4, S 73.61 FT
240, E ALONG R/W 336 FT, S 300 F
POB, CONT E 186 FT, S 968.37 FT,

BOWLING BRIAN WAYNE/BOWLING DEENICIA LASHAY
6930 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03525-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,800
TOTAL MARKET VALUE		16,800
SOH/AGL Deduction		5,780
ASSESSED VALUE		11,020
TOTAL EXEMPTION VALUE	HX HB 13	11,020
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		16,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		16,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1474	8/04/2020	WD	Q	V	05	435,000
GRANTOR: MARLO YATES						
GRANTEE: BRIAN WAYNE & DEENI						
1335/2637	5/01/2017	WD	Q	I	01	350,000
GRANTOR: JAMES & ELIZA CURRY						
GRANTEE: SAMUEL & MARLO YATE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	16,800							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.40 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/20/2025 BY SYS