BLOCK 88 COLUMBIA CITY & THAT
PORTION OF REYNOLDS ST LYING W
OF SR-47 & THAT PORTION OF

D L WILLIAMS PROPERTY MANAGEMENT LLC
3359 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03546-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02

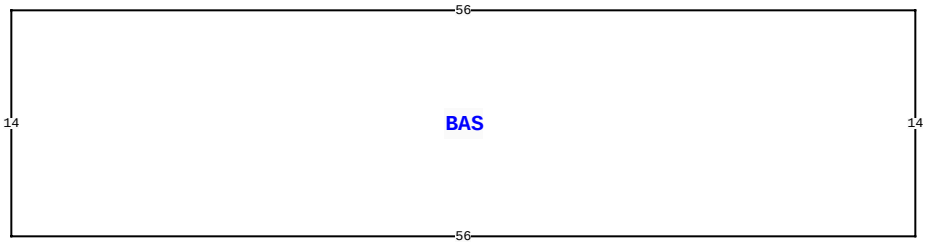
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	8,914
TOTALS	784			784	8,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	63.1720	37.90	29,714	1995	1995	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



6205 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	16,752
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	35,752
SOH/AGL Deduction	4,146
ASSESSED VALUE	31,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,606
TOTAL JUST VALUE	35,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29253	M H	0	03/21/2011
20804	M H	125	06/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2295	5/28/2019	WD	U	I	11	100
GRANTOR: DERRICK L WILLIAMS &						
GRANTEE: D L WILLIAMS PROPER						
1375/1929	12/05/2018	WD	U	I	11	100
GRANTOR: LL WILLIAMS						
GRANTEE: DERRICK L WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.60	15,000.00	9,000.00	9,000							

REVIEW DATE 09/12/2019 BY BC Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 10/02/2025 BY SYS

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Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01

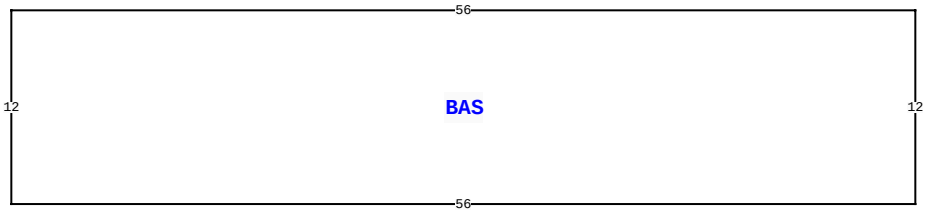
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	7,838
TOTALS	672			672	7,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	48.6000	29.16	19,596	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



6205 SW COUNTY ROAD 240 , LAKE CITY

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TOTAL JUST VALUE	35,752
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: DERRICK L WILLIAMS &						
GRANTEE: D L WILLIAMS PROPER						
1375/1929	12/05/2018	WD	U	I	11	100
GRANTOR: LL WILLIAMS						
GRANTEE: DERRICK L WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/12/2019 BY BC Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 10/02/2025 BY SYS