BLOCK 97 IN COLUMBIA CITY, EX
THE N 8.52 FT FOR R/W FOR
SR-47 & ALSO TO C/L OF ADJOINI

NEWSOME GARY D
3792 NW HWY 41
JENNINGS, FL 32053

2026

10-5S-16-03557-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

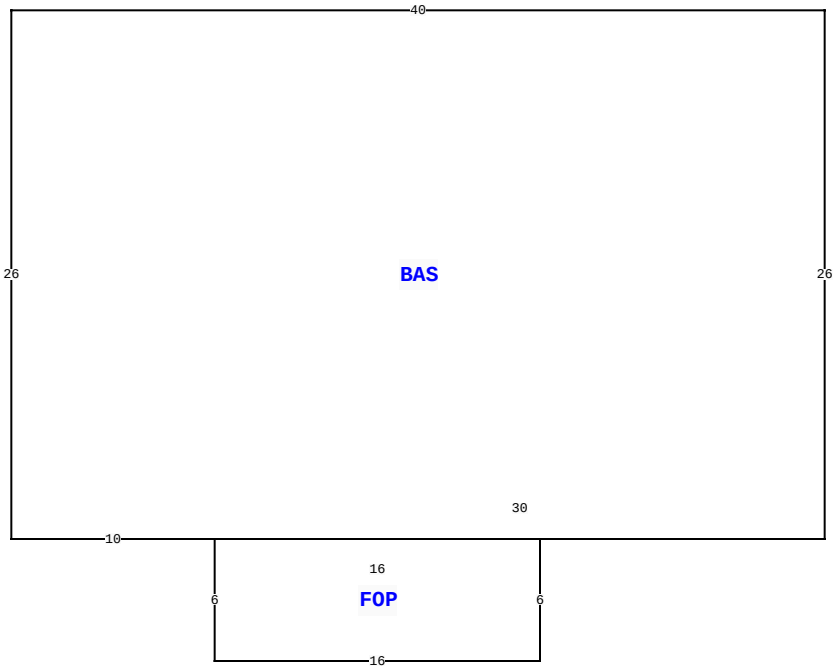
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 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	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	84,020
FOP	96	30		29	2,343
TOTALS	1,136			1,069	86,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	110.9760	124.29	132,866	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

6206 SW COUNTY ROAD 240 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,363
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,350
TOTAL MARKET VALUE	98,713
SOH/AGL Deduction	0
ASSESSED VALUE	98,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,713
TOTAL JUST VALUE	98,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,713

LAND:1:1: BLK 97 COLUMBIA CITY & ALSO TO C/L BUSH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1211/0545	2/17/2011	WD	U	I	12	40,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: GARY D NEWSOME						
1206/2318	12/08/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LIENE						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E10 FOP= S6 E16N6 W16$ E30 N26$.

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
1	0100	C	SFR	0		A-1	0.00	0.00	0.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	12,350							

REVIEW DATE 09/09/2019 BY BC Total Acres: 0.95 Total Land Value: 12,350 Market: 0 Agricultural: 0 Common: 12,350 PRINTED 11/18/2025 BY SYS