

ALL THAT PART OF E1/2 OF NE1/4 0
NORTH OF SW C R-240 & WEST OF SW
ADDN'T RD R/W 1052-887 EX COMM A

CHRISTIAN FELLOWSHIP CHURCH OF LAKE CITY, INC
5037 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-5S-16-03568-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	17	MSNRY STUC 100	8801	04	1,254	115.3656	42.69	53,533	1994	1994	0	0	0	47.50	52.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 C B MISC 0% - 2023													Heated Area: 1240													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	03	CONC FINSH 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures		32 100																											
Frame	03	MASONRY 100																											
Story Height		8 100																											
RMS		2 100																											
Stories	1.	1. 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Quality			07 07																										
DOR CODE			7100			CHURCHES-EX																							
MAP NUM						MKT AREA			01																				
NEIGHBORHOOD/LOC			11516.00			1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,240	100		1,240	27,791																								
PTO	288	5		14	314																								
TOTALS			1,528			1,254			28,105																				
EXTRA FEATURES															5037 SW COUNTY ROAD 240 , LAKE CITY														
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	0	0	0	510.00	UT	1.50	1.50	100	0	0	3	100	765													
2	0166	CONC, PAVMT	0	0	6	41	246.00	UT	1.50	1.50	100	0	0	3	100	369													
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200													
4	0040	BARN, POLE	0	0	13	20	1.00	UT	0.00	0.00	100	0	0	3	100	500													
5	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500													
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400													
7	0253	LIGHTING	0	0	0	0	45.00	UT	1,000.00	1,000.00	100	1998	1998	3	100	45,000													
8	0100	ELEV. PASS	0	0	0	0	2.00	UT	20,000.00	20,000.00	100	1998	1998	3	100	40,000													
9	0260	PAVEMENT-A	0	0	0	0	201,384.00	UT	0.90	0.90	100	1998	1998	3	100	181,246													
10	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	2001	2001	3	100	8,500													
LAND DESCRIPTION															TOTAL OB/XF 278,480														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	7100	C	CHURCH	0		A-1	0.00	0.00	19.03	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,755												
REVIEW DATE 08/28/2023 BY jerry Total Acres: 19.03 Total Land Value: 161,755 Market: 0 Agricultural: 0 Common: 161,755 PRINTED 11/19/2025 BY SYS																													

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