

COMM AT NW COR OF NE1/4 RUN E 73
CONT E 615.57 FT, S 1066.35 FT,
S 566.96 FT TO N' R/W OF C R 240,

PHILPOT RICHARD B/PHILPOT G LEANNE B
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-5S-16-03568-005



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	PAGE 1 of 1 3																															
																		VALUATION BY STANDARD																															
																		Tax Group: 3						Tax Dist:																									
																		BUILDING MARKET VALUE												0																			
																		TOTAL MARKET OB/XF VALUE												8,500																			
																		TOTAL LAND VALUE - MARKET												125,510																			
																		TOTAL MARKET VALUE												13,520																			
																		SOH/AGL Deduction												1,546																			
																		ASSESSED VALUE												11,974																			
																		TOTAL EXEMPTION VALUE												0																			
																		BASE TAXABLE VALUE												11,974																			
TOTAL JUST VALUE												134,010																																					
NCON VALUE												0																																					
INCOME VALUE																																																	
PREVIOUS YEAR MKT VALUE												134,010																																					
DOR CODE						6200						PASTURE CLS33																																					
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																																							
TOTALS																																																	
EXTRA FEATURES						5279 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		0040		BARN, POLE		0 0		0 0		1.00		UT		0.00		0.00		100		2009		2009		3		100		200																					
2		0296		SHED METAL		0 0		0 0		1.00		UT		0.00		0.00		100		2019		2019		3		100		500																					
3		0296		SHED METAL		0 0		0 0		1.00		UT		0.00		0.00		100		2019		2019		3		100		800																					
4		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000																					
LAND DESCRIPTION						TOTAL OB/XF 8,500																																											
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		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		6200		A		PASTURE 3		0						0.00		0.00		17.93		AC				1.00		1.00		1.00		280.00		280.00		5,020															
2		9910		M		MKT.VAL.AG		0						0.00		0.00		17.93		AC				1.00		1.00		1.00		7,000.00		7,000.00		125,510															
REVIEW DATE 09/16/2019 BY BC						Total Acres: 17.93						Total Land Value: 5,020						Market: 125,510						Agricultural: 5,020						Common: 0						PRINTED 11/19/2025 BY SYS													