

LOT 1 BLOCK B WILSON PLACE S/D.
WD 1027-2207, 2208, WD 1322-981,

RUTLEDGE ROBERT W/RUTLEDGE CHANNON M
5434 SE CR 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

Quality		07 07			
DOR CODE		0100	SINGLE FAMILY		
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	1,890	100		1,890	241,763
FEP	224	80		179	22,897
FGR	528	55		290	37,096
FOP	140	30		42	5,373
TOTALS	2,782			2,401	307,128

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	772.00	UT	2.00	2.00	
2	0060	CARPORT F	0	100	22	24	528.00	UT	3.50	3.50	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	
4	0251	LEAN TO W/	0	100	16	30	480.00	UT	3.50	3.50	
5	0031	BARN, MT AE	0	100	22	30	660.00	UT	9.00	9.00	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,401	124.1460	139.04	333,835	2017	2017	0	0	8.00	92.00
1 SINGLE FAM 100% - 2018 Heated Area: 1890 HX Base Yr 2018											
5434 SW COUNTY ROAD 240 , LAKE CITY											

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

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										307,128	
TOTAL MARKET OB/XF VALUE										46,418	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										403,546	
SOH/AGL Deduction										116,768	
ASSESSED VALUE										286,778	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										236,056	
TOTAL JUST VALUE										403,546	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										407,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35243	POOL	250	04/27/2017
35092	GARAGE	137	03/27/2017
35030	SFR	965	03/10/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1322/0981	9/19/2016	WD	Q	V	01	42,000			
GRANTOR: DON C & BARBARA C GER									
GRANTEE: ROBERT W & CHANNON									
1027/2208	9/24/2004	WD	Q	V		49,800			
GRANTOR: MICAH LINTON									
GRANTEE: DON C & BARBARA C G									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W27 S36 FGR= S24 E22 N24 W22\$ E22 FOP= S7 E20 N7 W20\$ E20 S7 E14 N35 FEP= N8 W29 S4 D4 R4 E25\$ W25 L4 U4 N4\$.											