LOT 2 BLOCK B WILSON PLACE S/D.
946-497, WD 1035-1806, QC 1140-4

SKOWRON MATTHEW J
5482 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	05	CONV 100
Units		0 100
Quality	07	07

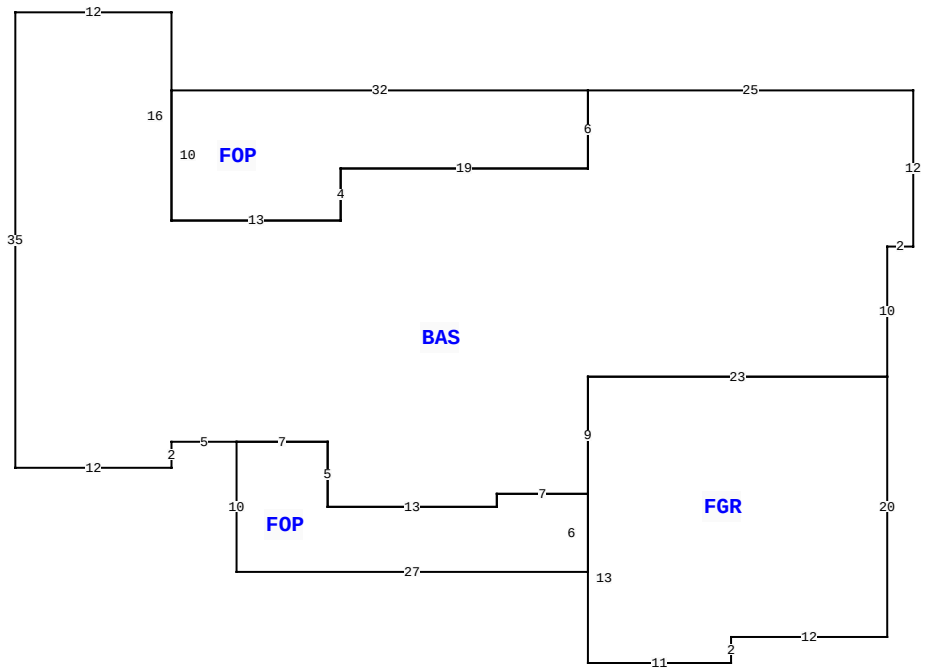
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100		1,663	196,206
FGR	482	55		265	31,265
FOP	177	30		53	6,253
FOP	244	30		73	8,613
TOTALS	2,566			2,054	242,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	122.4916	137.19	281,788	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1663 HX Base Yr 2012



5482 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		242,338
TOTAL MARKET OB/XF VALUE		2,488
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,826
SOH/AGL Deduction		92,041
ASSESSED VALUE		202,785
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,063
TOTAL JUST VALUE		294,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28501	SFR	755	04/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2529	5/31/2024	WD	U	I	11	100
GRANTOR: SHAHEEN JENNIFER MARI						
GRANTEE: SKOWRON MATTHEW J						
1140/0486	1/05/2008	QC	Q	V	01	33,000
GRANTOR: MATTHEW R SKOWRON						
GRANTEE: MATTHEW J SKOWRON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W32 S10 E13 N4 E19 N6$ S6 W19 S4 W13 N16 W12 S35 E12 N2 E5 FOP= S10 E27 N6 W7 S1 W13 N5 W7$ E7 S5 E13 N1 E7 FGR= S13 E11 N2 E12 N20 W23 S9$ N9 E23 N10 E2 N12$.

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	0166	CONC,PAVMT	0	100	0	0	644.00	UT	2.00	2.00	100	2011	2011	3	100	1,288	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,488

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/18/2019 BY BC Total Acres: 5.79 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS