

LOT 3 BLOCK B WILSON PLACE S/D.
1025-103, CT 1276-1841, WD 1289-

WELSH DUSTIN/WELSH JENNA
5600 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

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	2,030	100		2,030	279,593
FGR	604	55		332	45,727
FOP	24	30		7	964
FOP	280	30		84	11,569
TOTALS	2,938			2,453	337,852

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	
2	0166	CONC, PAVMT	0	100	0	0	618.00	UT 2.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,453	126.7728	141.99	348,301	2019	2022	0	0	0	97.00
1 SINGLE FAM 100% - 2025 Heated Area: 2030 HX Base Yr 2025											
5600 SW COUNTY ROAD 240 , LAKE CITY											

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

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

TOTAL OB/XF									
2,436									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,852	
TOTAL MARKET OB/XF VALUE		2,436	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		395,288	
SOH/AGL Deduction		0	
ASSESSED VALUE		395,288	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		344,566	
TOTAL JUST VALUE		395,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38239	SFR	1,009	06/17/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1507/1586	2/01/2024	WD	Q	I	01
GRANTOR: BARBER SHAYNE					
GRANTEE: WELSH DUSTIN					
1382/1170	4/10/2019	WD	Q	V	03
GRANTOR: MILLENIA CAPITAL, INC					
GRANTEE: SHAYNE & BROOKE E B					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FOP= N4 W28 S10 E28 N6\$ S6 W28 W16 S32 E12 S6 E12 N3 FOP= E6 N4 W6 S4\$ N4 E6 S1 E6 FGR= S23 E24 N27 W13 S4 W11\$ E11 N4 E13 N34\$.									