LOT 5 BLOCK B WILSON PLACE S/D.
1025-137,

CAREY RICHARD A/CAREY ANN L
5718 SW CR 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-105

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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

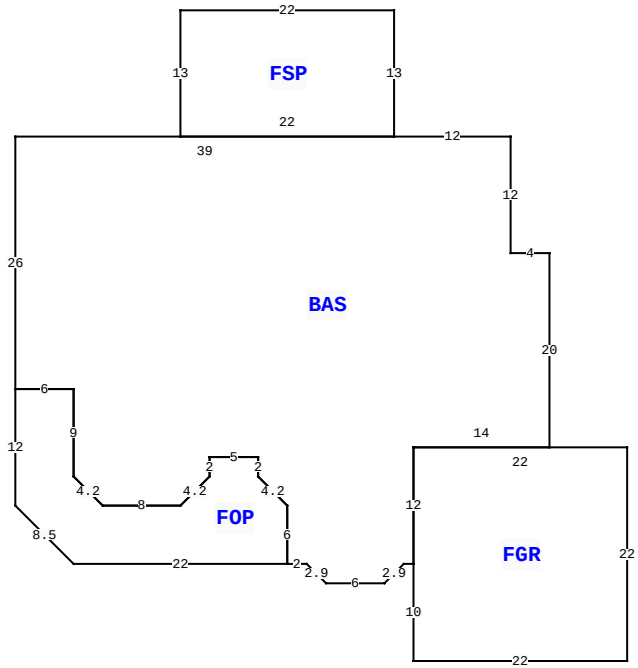
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100		1,942	208,752
FGR	484	55		266	28,594
FOP	261	30		78	8,385
FSP	286	40		114	12,254
TOTALS	2,973			2,400	257,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	115.6320	129.51	310,824	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1942 HX Base Yr 2009



5718 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		257,984
TOTAL MARKET OB/XF VALUE		18,441
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,425
SOH/AGL Deduction		180,358
ASSESSED VALUE		146,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,345
TOTAL JUST VALUE		326,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048661	Roof Replacement	19,900	11/15/2023
41071	GENERATOR		12/29/2020
26453	SFR	589	11/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1025/0137	8/27/2004	WD	Q	V		48,500

GRANTOR: RICHARD & LEANNE B PH
GRANTEE: RICHARD A & ANN L C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N13 W22 S13 E22$ W39 S26 FOP= S12 D6 R6 E22 N6 U3 L3 N2 W5 S2 L3 D3 W8 U3 L3 N9 W6$ E6 S9 R3 D3 E8 U3 R3 N2 E5 S2 R3 D3 S6 E2 R2 D2 E6 U2 R2 E1 FGR= S10 E22 N22 W22 S12$ N12 E14 N20 W4 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	0327	STABLES-SM	0	100	36	48	1,728.00	UT	6.00	6.00	100	2008	2008	3	100	10,368	
2	0166	CONC,PAVMT	0	100	0	0	741.00	UT	3.00	3.00	100	2008	2008	3	100	2,223	
3	0120	CLFENCE 4	0	100	0	0	300.00	UT	5.50	5.50	100	2010	2010	3	100	1,650	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 18,441

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 01/04/2024 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS