LOT 9 BLOCK A WILSON PLACE S/D.
1008-1860, QC 1029-1384, WD 1420

SEALS PAUL JR/SEALS ANDELA DESIREE
5677 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

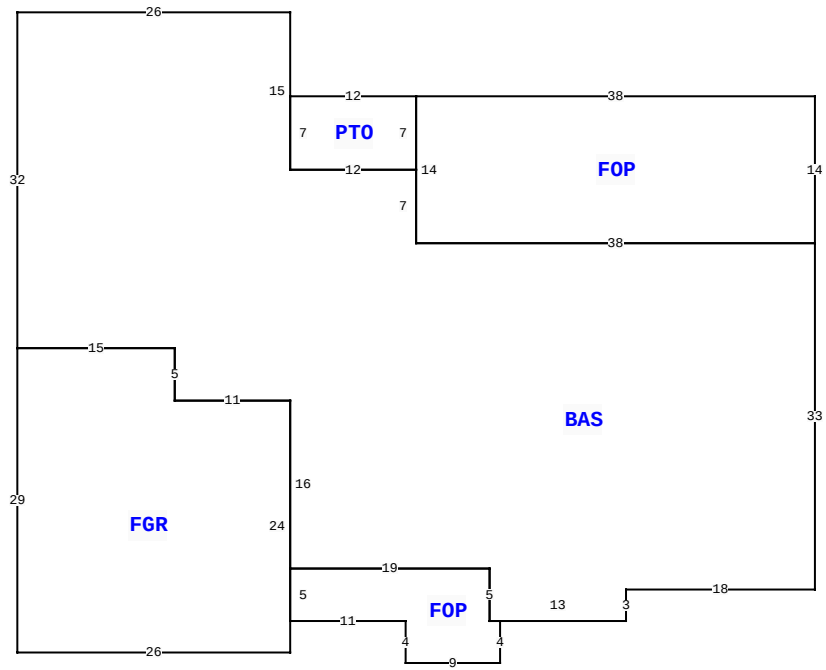
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,622	100		2,622	325,615
FGR	699	55		384	47,687
FOP	131	30		39	4,843
FOP	532	30		160	19,870
PTO	84	5		4	496
TOTALS	4,068			3,209	398,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,209	115.5000	129.36	415,116	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 2622 HX Base Yr 2023



5677 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		398,511
TOTAL MARKET OB/XF VALUE		9,666
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		458,177
SOH/AGL Deduction		36,224
ASSESSED VALUE		421,953
TOTAL EXEMPTION VALUE	HX HB 13	421,953
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		458,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042162	Storage Building	14,959	06/17/2021
041251	SFR		02/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1148	9/17/2020	WD	Q	V	01	45,000
GRANTOR: KEVIN & DEBBIE DUNN						
GRANTEE: PAUL JR & ANGELA DE						
1420/1146	9/17/2020	WD	U	V	11	100
GRANTOR: RICHARD B & LEANNE PH						
GRANTEE: KEVIN & DEBBIE DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-20] W38 N7 W12 N15 W26 S32 E15 S5 E11 S16 E19 S5 E13 N3 E18 N33 $
FGR=[ORIG=-50,-5] W11 N5 W15 S29 E26 N24 $
FOP=[ORIG=-38,-34] E38 S14 W38 N14 $
PTO=[ORIG=-50,-34] E12 S7 W12 N7 $
FOP=[ORIG=-31,11] W19 S5 E11 S4 E9 N4 W1 N5 $
.

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	630.00	UT	3.00	3.00	100	2022	2021		100	1,890	
2	0030	BARN,MT	0	100	36	24	864.00	UT	9.00	9.00	100	2022	2021		100	7,776	

LAND DESCRIPTION

TOTAL OB/XF 9,666

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 11/02/2021 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS