LOT 10 BLOCK A WILSON PLACE S/D.
1007-1438, WD 1100-2364, DC 1530

LINTON DEBORAH A LIVING TRUST
C/O RIMROCK COMPANIES, 343 NW COLE TER, STE 201
LAKE CITY, FL 32055

2026

11-5S-16-03570-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

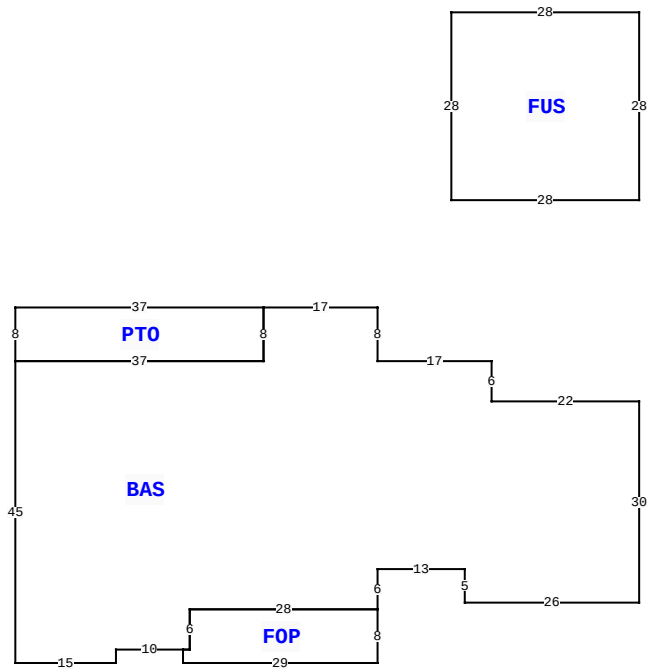
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,527	100		3,527	424,006
FOP	226	30		68	8,175
FUS	784	100		784	94,251
PTO	296	5		15	1,804
TOTALS	4,833			4,394	528,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,394	129.3204	144.84	636,427	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 4311 HX Base Yr 2009



5569 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		528,234
TOTAL MARKET OB/XF VALUE		7,748
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		585,982
SOH/AGL Deduction		177,956
ASSESSED VALUE		408,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,304
TOTAL JUST VALUE		585,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25394	SFR	1,195	01/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1620	11/21/2024	WD	U	I	11	0
GRANTOR: LINTON DEBORAH A						
GRANTEE: LINTON DEBORAH A LI						
1100/2364	10/30/2006	WD	Q	V	04	100
GRANTOR: RICHARD & LEANNE B PH						
GRANTEE: JOHN & DEBORAH A LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N6 W17 N8 W17 PTO= W37 S8 E37 N8$ S8 W37 S45 E15 N2 E10 FOP= S2 E29 N8 W28 S6 W1$ E1 N6 E28 N6 E13 S5 E26 N30$ PTR= N30 FUS= N28 W28 S28 E28$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,116.00	UT	3.00	3.00	100	2008	2008	3	100	3,348	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,748

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 09/16/2019 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS