LOT 4 THE CROSSROADS UNIT 2.
778-1554, 873-1789, QC 1226-1381

VERNON ROBERT LEROY IV/VERNON ASIA NICOLE
10985 SW COUNTY RD 240
LAKE CITY, FL 32024

2025

12-5S-15-00447-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

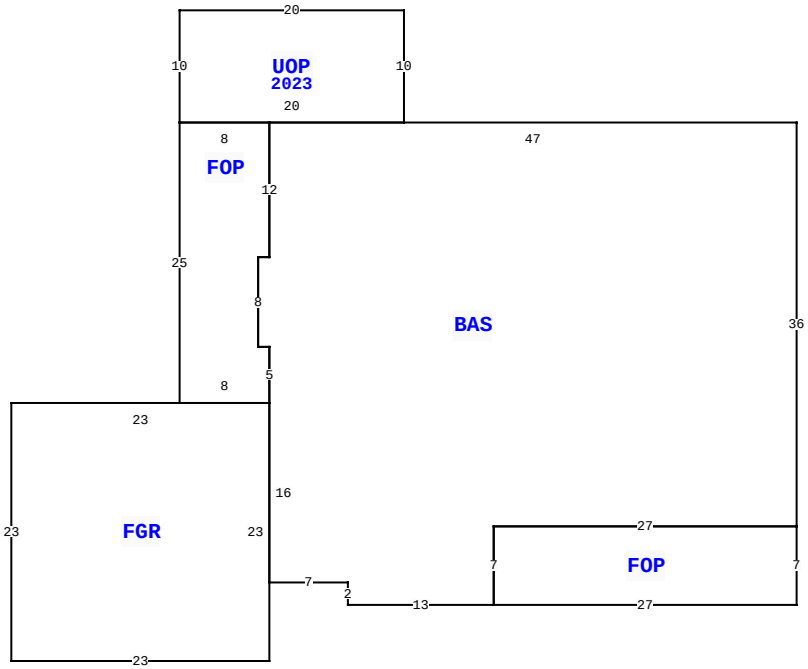
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	160,018
FGR	529	55		291	25,501
FOP	189	30		57	4,995
FOP	192	30		58	5,083
UOP	200	20	2023	40	3,505
TOTALS	2,936			2,272	199,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	120.3741	134.82	306,311	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1826 HX Base Yr 2023



10985 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		199,102
TOTAL MARKET OB/XF VALUE		1,577
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,679
SOH/AGL Deduction		28,087
ASSESSED VALUE		227,592
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		171,870
TOTAL JUST VALUE		255,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1723	5/20/2022	WD	Q	I	01	330,000
GRANTOR: CROPPER MASTIN T						
GRANTEE: VERNON ROBERT LEROY						
1350/1959	12/21/2017	WD	U	I	12	118,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MASTIN T & JODY M C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S12 W1 S8 E1 S5 S16 E7 S2 E13 N7 E27 N36 $
FGR=[ORIG=-47,25] W23 S23 E23 N23 $
FOP=[ORIG=-47,0] W8 S25 E8 N5 W1 N8 E1 N12 $
FOP=[ORIG=-27,43] E27 N7 W27 S7 $
UOP=[YR=2023;ORIG=-55,-10] S10 E20 N10 W20 $
.

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	1,051.00	UT	1.50	1.50	100	0	0	3	100	1,577	

LAND DESCRIPTION

TOTAL OB/XF 1,577

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	55,000.00	55,000.00	55,000							

REVIEW DATE 09/08/2022 BY ME Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/14/2025 BY SYS