COMM NE COR OF SE1/4 OF NW1/4,
RUN W 972.51 FT FOR POB, RUN S
744.77 FT TO N R/W CR-240, W

DUNLAP COLT
4601 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

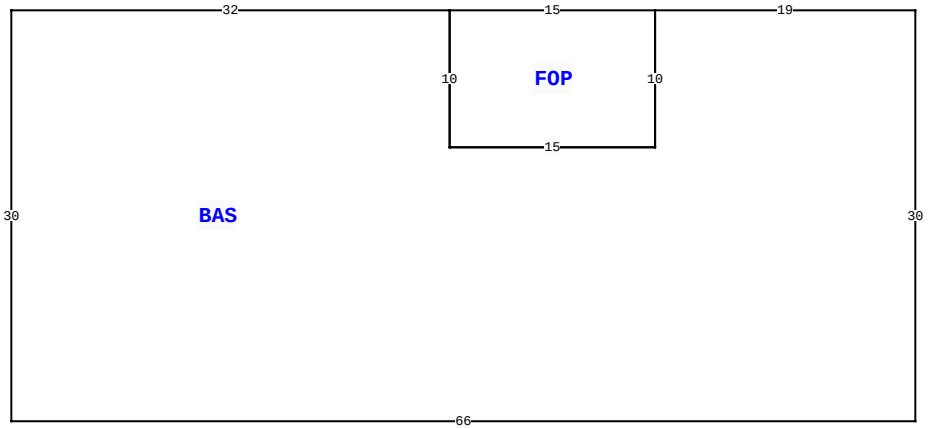
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	174,385
FOP	150	35		52	4,956
TOTALS	1,980			1,882	179,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,882	113.9000	107.07	201,506	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2020 Heated Area: 1830 HX Base Yr 2020



4601 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		179,340
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		255,040
SOH/AGL Deduction		102,131
ASSESSED VALUE		152,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,187
TOTAL JUST VALUE		255,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38362	M H	0	07/15/2019
38362	M H	375	07/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0133	5/02/2018	WD	U	I	11	0
GRANTOR: DALTON & KATY COLLINS						
GRANTEE: COLT DUNLAP						
1359/1280	5/02/2018	WD	U	I	37	25,000
GRANTOR: DALTON & KATY COLLINS						
GRANTEE: COLT DUNLAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W15 S10 E15 N10$ S10 W15 N10 W32 S30 E66 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	67,500							

REVIEW DATE 09/18/2019 BY KR Total Acres: 7.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/07/2025 BY SYS