COMM NE COR OF SW1/4 OF NE1/4, R
POB, RUN S 789.50 FT TO N R/W CR
R/W 290.97 FT, N 778.20 FT, E 29

DAUGHTRY JAMES R/DAUGHTRY ASHLEY
4345 SW CR 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

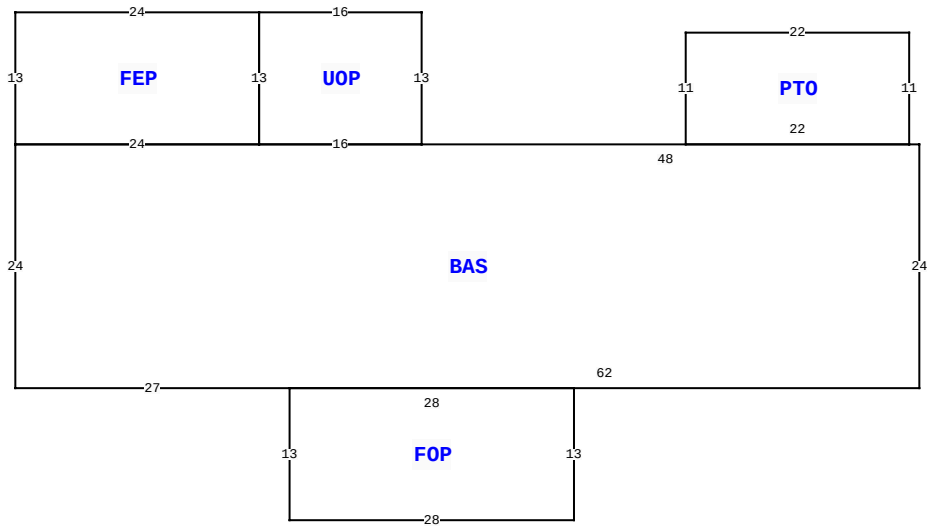
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,136	100		2,136	173,638
FEP	312	80		250	20,323
FOP	364	30		109	8,861
PTO	242	5		12	976
UOP	208	20		42	3,414
TOTALS	3,262			2,549	207,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	103.6840	116.13	296,015	1973	2000	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 2136 HX Base Yr



4345 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	207,210
TOTAL MARKET OB/XF VALUE	33,492
TOTAL LAND VALUE - MARKET	57,530
TOTAL MARKET VALUE	298,232
SOH/AGL Deduction	0
ASSESSED VALUE	298,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,232
TOTAL JUST VALUE	298,232
NCON VALUE	18,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054254	Right-of-Way Acce		10/16/2025
000052588	Storage Building	15,000	03/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1256	7/01/2024	WD	Q	I	01	350,000
GRANTOR: FRANKS DORIS JEAN						
GRANTEE: DAUGHTRY JAMES R						
1450/2435	10/25/2021	QC	U	I	11	100
GRANTOR: FRANKS ROY						
GRANTEE: FRANKS ROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 PTO= N11 W22 S11 E22$ W48 UOP= N13 W16 S13 E16$ W16 FEP= N13 W24 S13 E24$ W24 S24 E27 FOP= S13 E28 N13W28$ E62 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0021	BARN,FR AE	0	0	43	24	1.00	UT	0.00	0.00	100	0	0	3	100	5,610	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
4	0040	BARN,POLE	0	0	20	29	580.00	UT	2.50	2.50	70	2003	2003	3	70	1,015	
5	0120	CLFENCE 4	0	0	0	0	296.00	UT	4.50	4.50	50	2003	2003	3	50	666	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0060	CARPORT F	0	0	24	36	864.00	UT	3.50	3.50	100	2009	2009	3	100	3,024	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
9	0260	PAVEMENT-A	0	0	12	310	3,720.00	UT	1.30	1.30	75	2009	2009	3	75	3,627	
10	0030	BARN,MT	0	0	0	0	1.00	UT	18,000.00	18,000.00	100	2026	2025		100	18,000	

TOTAL OB/XF 33,492

LAND DESCRIPTION

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	0		A-1	0.00	0.00	5.23	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,530							

REVIEW DATE 04/30/2025 BY justin Total Acres: 5.23 Total Land Value: 57,530 Market: 0 Agricultural: 0 Common: 57,530 PRINTED 11/07/2025 BY SYS