

THE W 5 AC OF E 800 FT OF SW1/4
OF CR-240.

KOHN ROBERT LEONARD/KOHN KURTIS DUANE
4301 SW CR 240
LAKE CITY, FL 32024

2025

12-5S-16-03589-004



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	19	COMMON BRK 90	0100	01	2,883	107.6350	116.25	335,149	1976	1976	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM - 0% - 2024													Heated Area: 2153 HX Base Yr													
Roof Structure	03	GABLE/HIP 100															Tax Group: 3 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 217,847												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 23,084												
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET 55,000												
Interior Floor	11	CLAY TILE 10															TOTAL MARKET VALUE 295,931												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 295,931												
Bedrooms	4	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	2	100															BASE TAXABLE VALUE 295,931												
Frame		N/A 100															TOTAL JUST VALUE 295,931												
Stories	1.	1. 100															NCON VALUE 0												
Architectural	05	CONV 100															INCOME VALUE												
Units	0	100															PREVIOUS YEAR MKT VALUE 274,878												
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	2,153	100		2,153	162,686																								
FEP	336	80		269	20,326																								
FOP	238	30		71	5,365																								
FSP	456	40		182	13,753																								
UCP	336	20		67	5,063																								
UGR	240	45		108	8,161																								
UOP	18	20		4	302																								
UOP	147	20		29	2,191																								
TOTALS	3,924			2,883	217,847																								
EXTRA FEATURES						4301 SW COUNTY ROAD 240 , LAKE CITY												BLD DATE LGL DATE 04/07/2025 MLU											
L N	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	0294	SHED WOOD/	0	0	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,500													
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000													
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336													
4	0120	CLFENCE 4	0	0	0	0	152.00	UT	4.50	4.50	70	1993	1993	3	70	479													
5	0261	PRCH, UOP	0	0	15	20	300.00	UT	6.50	6.50	70	1993	1993	3	70	1,365													
6	0252	LEAN-TO W/	0	0	24	31	744.00	UT	2.00	2.00	50	1993	1993	3	50	744													
7	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	50	1993	1993	3	50	360													
8	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300													
TOTAL OB/XF 23,084																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000												
REVIEW DATE 09/18/2019 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/09/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/383	12/20/2023	WD	U	I	11	100

GRANTOR: KOHN ROBERT L

GRANTEE: KOHN ROBERT LEONARD

BUILDING DIMENSIONS

UOP= E7 N21 W7 S21\$ FEP= N21 W16 S21 E16\$ BAS= W16 N9 FSP= N12 W26 S21 E16 N9 E10\$ W10 S9 W46 S18 UOP= W3 S6 E3 N6\$ S9 E21 FOP= S7 E34 N7 W34\$ E34 S7 E17 N34\$ PTR=N30 UGR= N20 UCP= N21 W16 S21 E16\$ W12 S20 E12\$ S30\$.