

COMM NW COR OF SE1/4 OF NW1/4, R
FOR POB, RUN E 284.71 FT, S 753.
FT, N 745.67 FT TO POB.

AZEVEDO VINCENT M/AZEVEDO DENISE A
4551 SW CR 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Roof Cover	12	MODULAR MT 0
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		01

NEIGHBORHOOD/LOC	12516.00	1.00/
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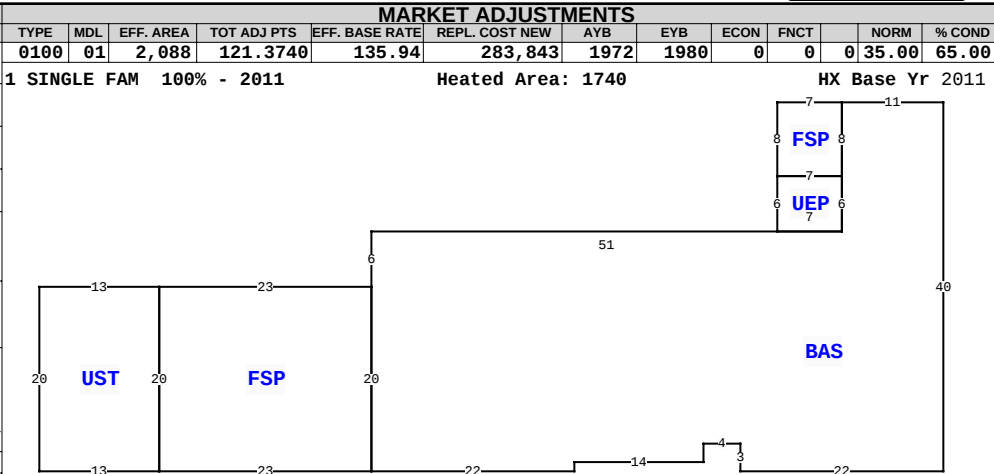
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	153,748
FSP	56	40		22	1,944
FSP	460	40		184	16,258
UEP	42	60		25	2,209
UST	260	45		117	10,338

TOTALS	2,558			2,088	184,498
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	0
2	0280	POOL R/CON	0	100	16	32		512.00	UT 70.00	100	1980
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1993
4	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2009
5	0296	SHED METAL	0	100	12	30		1.00	UT 0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	4.93	AC	1.00

REVIEW DATE 07/15/2024 BY JS



4551 SW COUNTY ROAD 240 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
19,361											

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19,361											

Total Acres: 4.93 Total Land Value: 54,230 Market: 0 Agricultural: 0 Common: 54,230

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,498	
TOTAL MARKET OB/XF VALUE		19,361	
TOTAL LAND VALUE - MARKET		54,230	
TOTAL MARKET VALUE		258,089	
SOH/AGL Deduction		103,608	
ASSESSED VALUE		154,481	
TOTAL EXEMPTION VALUE		98 HX HB 154,481	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		258,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050203	Roof Replacement	6,002	06/25/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1193/1177	4/15/2010	WD	Q	I	01
GRANTOR: HARRIETT W BROWN					
GRANTEE: VINCENT M & DENISE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W11 FSP= W7 S8 E7 N8\$ S8 UEP= W7 S6 E7 N6\$ S6 W51 S6					
FSP= W23 UST= W13 S20 E13 N20\$ S20 E23 N20\$ S20 E22 N1 E14 N2					
E4 S3 E22 N40\$.					

PRINTED 11/10/2025 BY SYS