

ALL OF W 1229.92 FT OF SW1/4 OF
CR-240. ORB 519-636, DC 1197-2692
FOR ADDN'T RD R/W AS DESC ORB 11

ATWELL LEAH/ATWELL-MONCELLI PAIGE
4875 SW COUNTRY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-007



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	VALUATION SUMMARY																									
Exterior Wall	19	COMMON BRK 100	0100	01	2,354	117.4040	131.49	309,527	1975	1975	0	0	0	35.00	65.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2019														Heated Area: 2211																							
Roof Cover	12	MODULAR MT 100															HX Base Yr 2019																							
Interior Wall	05	DRYWALL 100															VALUATION BY																							
Interior Floo	14	CARPET 90															Tax Group: 3												Tax Dist:											
Interior Floo	08	SHT VINYL 10															BUILDING MARKET VALUE												201,193											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												10,848											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												141,662											
Bedrooms	3	100															TOTAL MARKET VALUE												353,703											
Bathrooms	3	100															SOH/AGL Deduction												92,480											
Frame	01	NONE 100															ASSESSED VALUE												261,223											
Stories	1	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Architectual	05	CONV 100															BASE TAXABLE VALUE												210,501											
Units	0	100	TOTAL JUST VALUE												353,703																									
Condition Adj	03	03 100	NCON VALUE												0																									
Kitchen Adjus	01	01 100	INCOME VALUE																																					
Quality			05	05	PREVIOUS YEAR MKT VALUE												354,003																							
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM			01																																					
NEIGHBORHOOD/LOC			12516.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,211	100		2,211	188,971																																			
FOP	72	30		22	1,880																																			
FOP	84	30		25	2,137																																			
FSP	240	40		96	8,205																																			
TOTALS			2,607		2,354	201,193																																		
EXTRA FEATURES						4875 SW COUNTY ROAD 240 , LAKE CITY																																		
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200																								
2	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	3,548																								
3	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	800																								
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	100																								
5	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	1,000																								
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2021	2020		70	4,200																								
TOTAL OB/XF 10,848																																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.25	7,000.00	8,750.00	8,750																							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.19	AC		1.00	1.00	1.25	7,000.00	8,750.00	132,912																							
REVIEW DATE 02/25/2021 BY BC Total Acres: 16.19 Total Land Value: 141,662 Market: 0 Agricultural: 0 Common: 141,662 PRINTED 11/10/2025 BY SYS																																								