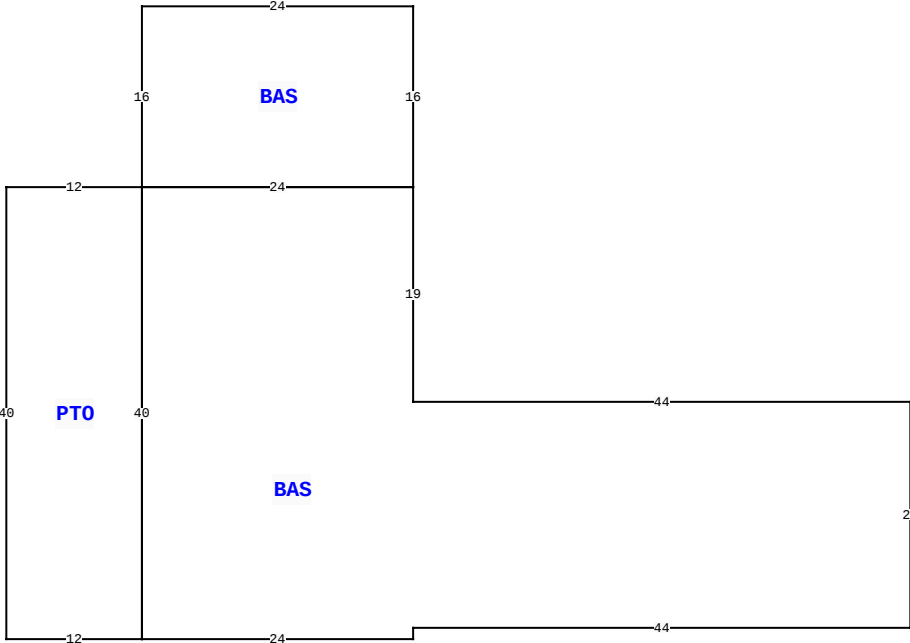


BAN QUINN
4664 SW CR 240
LAKE CITY, FL 32024-7633

12-5S-16-03589-013

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		10	ABOVE AVG. 100		0100	01	2,248	111.7462	125.16	281,360	1981	1995	0	0	0	30.00	70.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM 100% - 2004										Heated Area: 2224										HX Base Yr 2004									
Roof Cover		12	MODULAR MT 100												Tax Group: 3										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										196,952									
Interior Floo		14	CARPET 90												TOTAL MARKET OB/XF VALUE										9,538									
Interior Floo		06	VINYL ASB 10												TOTAL LAND VALUE - MARKET										64,020									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										270,510									
Heating Type		04	AIR DUCTED 100		SOH/AGL Deduction										92,960																			
Bedrooms			2 100		ASSESSED VALUE										177,550																			
Bathrooms			1 100		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame		01	NONE 100		BASE TAXABLE VALUE										126,828																			
Stories		1.	1. 100		TOTAL JUST VALUE										270,510																			
Architectual		05	CONV 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE										273,324																			
Kitchen Adjus		01	01 100																															
Quality		06	06																															
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	384	100		384	33,643																													
BAS	1,840	100		1,840	161,206																													
PTO	480	5		24	2,103																													
TOTALS		2,704		2,248	196,952	4664 SW COUNTY ROAD 240 , LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU										
EXTRA FEATURES												XF DATE				LAND DATE																		
												INC DATE				AG DATE																		
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	0021	BARN, FR AE	0 100	33	18	1.00	UT	0.00	0.00	100	0	0	3	100	800																			
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																			
3	0070	CARPORT UF	0 100	14	40	560.00	UT	3.00	3.00	75	2003	2003	3	75	1,260																			
4	0166	CONC, PAVMT	0 100	16	28	448.00	UT	2.00	2.00	70	2003	2003	3	70	627																			
5	0166	CONC, PAVMT	0 100	18	20	360.00	UT	2.00	2.00	70	2003	2003	3	70	504																			
6	0120	CLFENCE 4	0 100	0	0	224.00	UT	4.50	4.50	75	2003	2003	3	75	756																			
7	0260	PAVEMENT -A	0 100	0	0	8,448.00	UT	1.30	1.30	50	2009	2009	3	50	5,491																			
TOTAL OB/XF 9,538																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.82	AC		1.00	1.00	1.00	11,000.00	11,000.00	64,020																	
REVIEW DATE 12/07/2023 BY TW Total Acres: 5.82 Total Land Value: 64,020 Market: 0 Agricultural: 0 Common: 64,020 PRINTED 11/10/2025 BY SYS																																		