

COMM INTERS OF E LINE OF W1/2 OF
CR-240, RUN W 674.30 FT FOR POB,
FT, S 210 FT, E 286 FT, N 210 FT

MAY DANA ANN
4578 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural	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
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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	1,600	100		1,600	134,682
FGR	462	55		254	21,381
FOP	40	30		12	1,010
PTO	98	5		5	421

TOTALS	2,200			1,871	157,494
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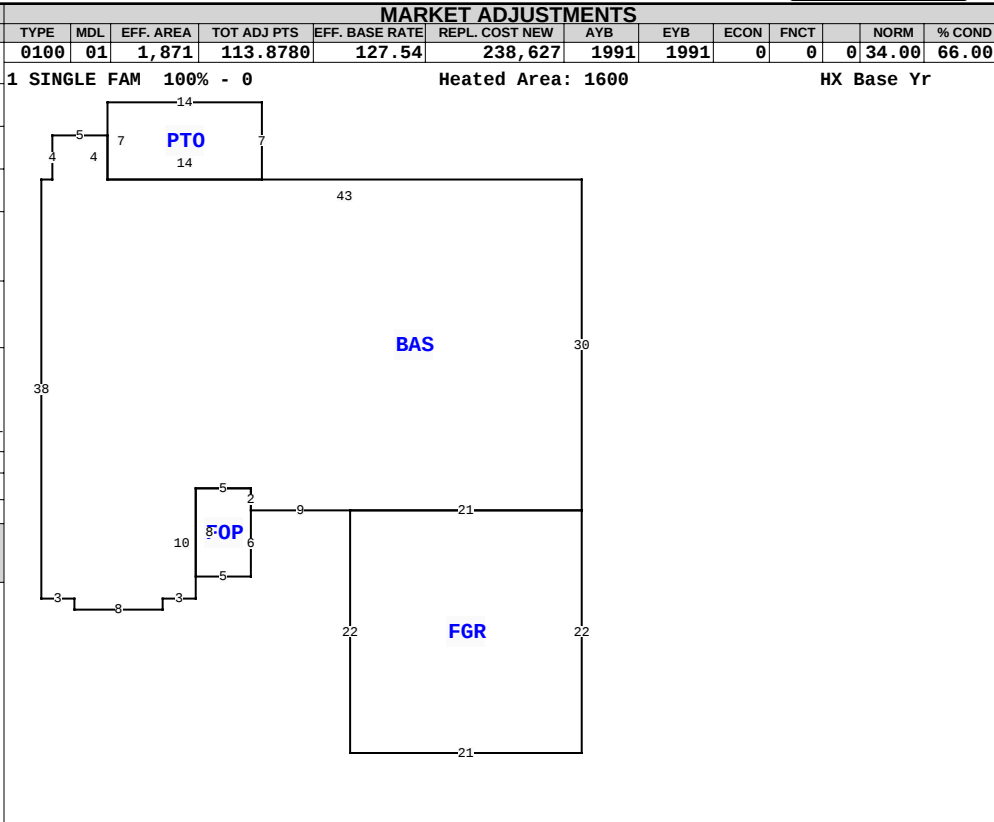
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	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	0166	CONC, PAVMT	0	100	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
3	0166	CONC, PAVMT	0	100	10	69	690.00	UT	1.40	1.40	100	0	0	3	100	966	
4	0030	BARN, MT	0	100	30	50	1,500.00	UT	4.75	4.75	100	0	0	3	100	7,125	
5	0166	CONC, PAVMT	0	100	10	30	300.00	UT	1.40	1.40	100	0	0	3	100	420	
6	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	75	1993	1993	3	75	900	
7	0280	POOL R/CON	0	100	0	0	288.00	UT	70.00	70.00	100	2005	2005	3	47	9,475	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2005	2005	3	50	750	

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	1.37	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,660							

REVIEW DATE 09/19/2019 BY KR



4578 SW COUNTY ROAD 240 , LAKE CITY

TOTAL OB/XF																	21,396
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	0166	CONC, PAVMT	0	100	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
3	0166	CONC, PAVMT	0	100	10	69	690.00	UT	1.40	1.40	100	0	0	3	100	966	
4	0030	BARN, MT	0	100	30	50	1,500.00	UT	4.75	4.75	100	0	0	3	100	7,125	
5	0166	CONC, PAVMT	0	100	10	30	300.00	UT	1.40	1.40	100	0	0	3	100	420	
6	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	75	1993	1993	3	75	900	
7	0280	POOL R/CON	0	100	0	0	288.00	UT	70.00	70.00	100	2005	2005	3	47	9,475	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2005	2005	3	50	750	

LAND DESCRIPTION

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1	0100	C	SFR	100		A-1	0.00	0.00	1.37	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,660							

Total Acres: 1.37 Total Land Value: 24,660 Market: 0 Agricultural: 0 Common: 24,660

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		157,494	
TOTAL MARKET OB/XF VALUE		21,396	
TOTAL LAND VALUE - MARKET		24,660	
TOTAL MARKET VALUE		203,550	
SOH/AGL Deduction		68,423	
ASSESSED VALUE		135,127	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		84,405	
TOTAL JUST VALUE		203,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,743	

SALE:2:1: SPLIT OUT REQUEST FOR RESALE

SALE:1:1: 1 ACRE

PRMT:1:1: METAL BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23063	POOL	150	04/25/2005
6835	STORAGE	12,000	02/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/2451	4/06/2005	WD	Q	I	06	100

GRANTOR: DAVID S ADAMS

GRANTEE: JOHN H MAY & DANA A

0750/1423 9/10/1991 WD Q I 75,000

GRANTOR: DAVID S ADAMS

GRANTEE: JOHN H MAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 PTO= E14 N7 W14 S7\$N4 W5 S4 W1 S38 E3 S1 E8 N1 E3N10 E5 S2 FOP= S6 W5 N8 E5 S2\$ E9 FGR= S22 E21 N22 W21\$ E21 N30\$.

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