SW1/4 OF SW1/4 OF NE1/4 AS LIES EX BEG SW COR OF SW1/4 OF NE1/4, TO S LINE CR-240, E 195.94 FT, S

POWERS SHANNON LEA
4292 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2025

12-5S-16-03590-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

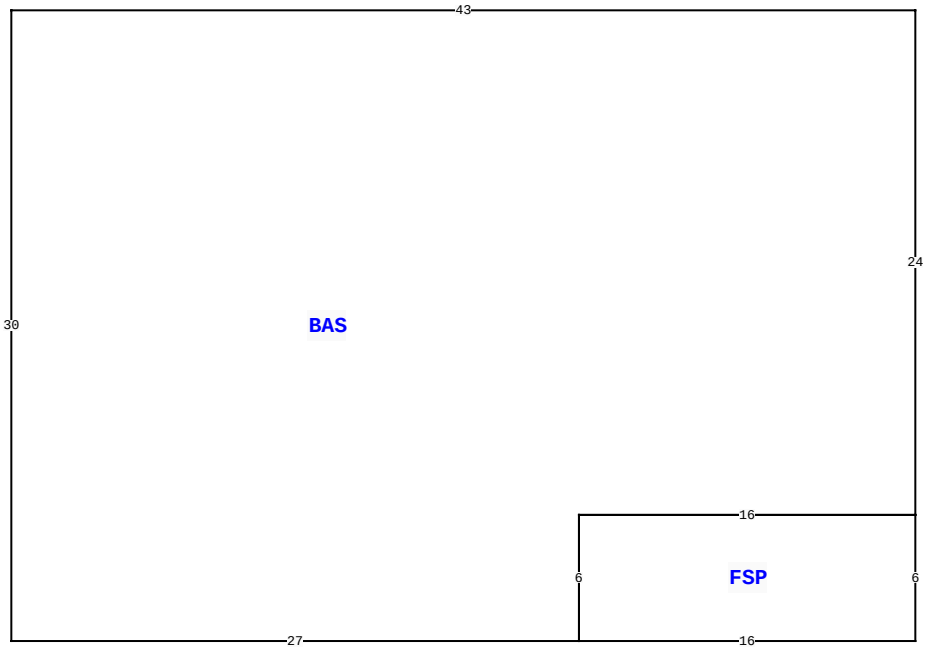
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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		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	1,194	100		1,194	92,030
FSP	96	40		38	2,929
TOTALS	1,290			1,232	94,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	105.8760	118.58	146,091	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1194 HX Base Yr 2021



4292 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,959
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		50,600
TOTAL MARKET VALUE		149,859
SOH/AGL Deduction		35,931
ASSESSED VALUE		113,928
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,206
TOTAL JUST VALUE		149,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1416/2688	8/11/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SHERR						
GRANTEE: SHANNON LING						
0740/0027	12/28/1990	WD	Q	I		37,000
GRANTOR: CURTIS WILLIAMS						
GRANTEE: SHERRON RODRIQUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S30 E27 FSP= E16 N6W16 S6$ N6 E16 N24$.

EXTRA FEATURES

LN	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	100	14	14	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	4.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,600							

REVIEW DATE 09/19/2019 BY KR Total Acres: 4.60 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 06/18/2025 BY SYS