COMM SW COR OF SW1/4 OF NE1/4, R
FOR POB, N 444.63 FT TO S R/W C
FT, S 442.04 FT, W 98.25 FT TO P

WILLIAMS JAMES CURRY/WILLIAMS IVA
4372 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03590-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

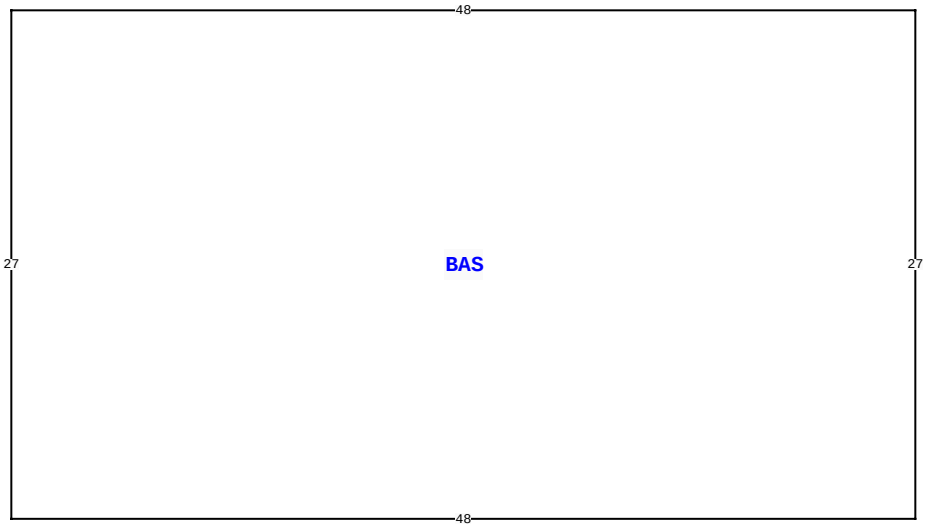
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	79,000
TOTALS	1,296			1,296	79,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.9000	110.83	143,636	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2021 Heated Area: 1296 HX Base Yr



4372 SW COUNTY ROAD 240 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,000
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	105,000
SOH/AGL Deduction	8,318
ASSESSED VALUE	96,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,682
TOTAL JUST VALUE	105,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,000

SALE:3:4: OLIVER WILLIAMS & IRIS J WILLIAMS LACKEY
SALE:3:3: WILLIAMS, LARRY WAYNE WILLIAMS, JACKSON
SALE:3:2: WILLIAMS. REMAINDERMEN ARE JAMES CURRY
SALE:3:1: LIFE ESTATE IS FOR JAMES CURTIS & IVA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16571	M H	125	02/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/1960	2/14/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: OLIVER, JAMES CURRY						
0914/0333	8/08/2000	WD	U	I		100
GRANTOR: JAMES CURTIS & IVA WI						
GRANTEE: JAMES CURRY, LARRY,						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0200	C	MBL HM	0		A-1	98.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/19/2019 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/03/2025 BY SYS