

W 2 AC OF AN 8 AC PARCEL IN THE
LYING S OF CR-240 DESC AS: COMM
NE1/4 OF SEC, RUN W 820.32 FT FO

COOK NANCY
4086 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03593-002



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
MAP NUM	
MOBILE HOME	
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	1,716	100		1,716	104,601
FOP	64	35		22	1,341
UOP	64	25		16	975

TOTALS	1,844			1,754	106,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0070	CARPORT UF	0 100	18	20	360.00	UT	3.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	
5	0296	SHED METAL	0 100	12	20	240.00	UT	10.00	
6	0070	CARPORT UF	0 100	18	20	360.00	UT	1.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,754	117.9000	110.83	194,396	2000	2000	0	0	45.00	55.00
1 MANUF 1		100% - 2009		Heated Area: 1716				HX Base Yr 2009			
8 UOP 8 56 BAS 34 8 FOP 8 26 32 10 26											
4086 SW COUNTY ROAD 240 LAKE CITY						BLD DATE XF DATE		LGL DATE LAND DATE		04/07/2025 MLU	

TOTAL OB/XF 11,820													
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
AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000						

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		106,918	
TOTAL MARKET OB/XF VALUE		11,820	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		148,738	
SOH/AGL Deduction		72,223	
ASSESSED VALUE		76,515	
TOTAL EXEMPTION VALUE		76,515	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		148,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1492/1401	6/11/2023	LE	U	I	14
GRANTOR: COOK NANCY					
GRANTEE: JOHNSON HOLLY					
1159/0893	9/30/2008	WD	Q	I	01
GRANTOR: ST LUCIE REALTY INC					
GRANTEE: NANCY & WALTER COOK					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS= W10 UOP= N8 W8 S8 E8\$ W56 S26 E32 FOP= S8 E8 N8 W8\$ E 34 N26\$.					