COMM SW COR OF SE1/4 OF NE1/4, R
TO N R/W CR-240 FOR POB, CONT N
208.72 FT, S 208.72 FT, W 208.72

STANLEY BOBBY LEE JR/FRANSSEN LOGAN K
4139 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03597-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

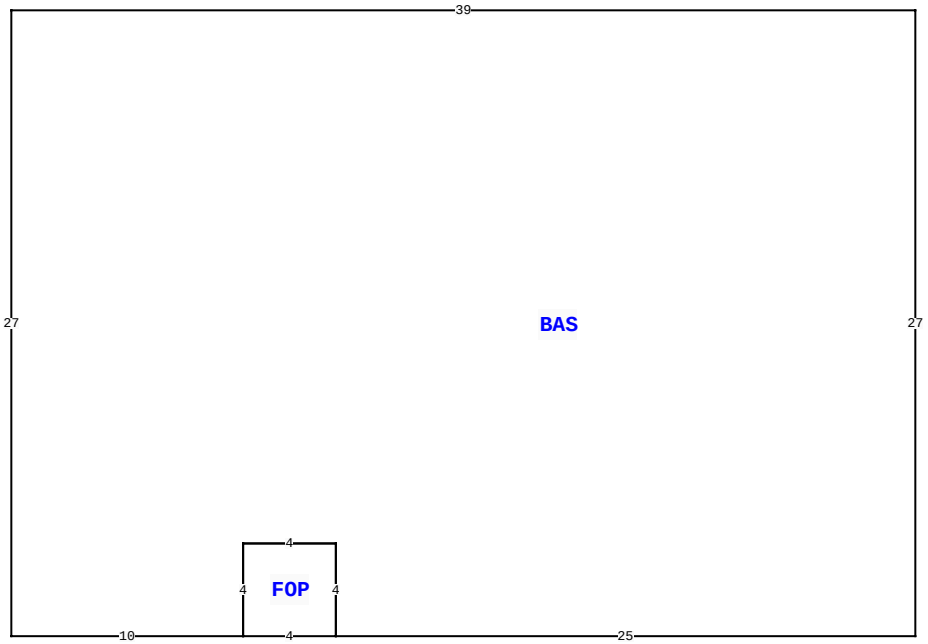
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,037	100		1,037	53,573
FOP	16	30		5	259
TOTALS	1,053			1,042	53,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,042	83.8656	93.93	97,875	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2022 Heated Area: 1037 HX Base Yr 2022



4139 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		53,831
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		69,481
SOH/AGL Deduction		9,893
ASSESSED VALUE		59,588
TOTAL EXEMPTION VALUE	HX HB	34,588
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		69,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2132	7/28/2021	WD	U	I	11	100
GRANTOR: FRANSSEN LOGAN K						
GRANTEE: STANLEY BOBBY LEE J						
1429/1977	1/27/2021	WD	U	I	30	100
GRANTOR: STANLEY BOBBY L						
GRANTEE: FRANSSEN LOGAN K FK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S27 E10 FOP= E4 N4 W4 S4$ N4 E4 S4 E25 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	208.00	208.00	1.00	AC		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 09/18/2019 BY KR Total Acres: 1.00 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 10/03/2025 BY SYS