

ADAMS MONTIE C/ADAMS LINDA R
4089 SW CR 240
LAKE CITY, FL 32024

12-5S-16-03597-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										0100 01 2,256 114.8000 128.58 290,076 1979 1979 0 0 35.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 0 Heated Area: 1699 HX Base Yr										BUILDING MARKET VALUE 188,549									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 27,450									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 104,800									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 229,383									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 80,158									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 149,225									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB SX 100,722									
Bedrooms 2 100																				BASE TAXABLE VALUE 48,503									
Bathrooms 2 100																				TOTAL JUST VALUE 320,799									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 320,799									
Units 0 100																													
Condition Adj 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
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 1,699 100 1,699 141,997																													
FCP 288 25 72 6,018																													
FGR 546 55 300 25,073																													
FOP 210 30 63 5,266																													
FSP 304 40 122 10,197																													
TOTALS 3,047 2,256 188,549																													
EXTRA FEATURES										4089 SW COUNTY ROAD 240 , LAKE CITY																			
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 0210 GARAGE U 0 100 30 40 1.00 UT 0.00 0.00 100 1993 1993 3 100 10,000																													
3 0030 BARN, MT 0 0 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 10,000																													
4 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 1,200																													
5 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 2009 2009 3 100 3,000																													
6 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 600																													
7 0060 CARPORT F 0 100 0 0 1.00 UT 0.00 0.00 100 2009 2009 3 100 1,200																													
8 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2009 2009 3 100 200																													
9 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 27,450																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 AC 1.00 1.00 1.00 8,000.00 8,000.00 8,000																													
2 5500 A TIMBER 2 0 A-1 0.00 0.00 12.10 AC 1.00 1.00 1.00 445.00 445.00 5,384																													
3 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 12.10 AC 1.00 1.00 1.00 8,000.00 8,000.00 96,800																													
REVIEW DATE 03/06/2025 BY TW										Total Acres: 13.10 Total Land Value: 13,384										Market: 96,800 Agricultural: 5,384 Common: 8,000 PRINTED 11/19/2025 BY SYS									