COMM NW COR OF SEC, S 40 FT TO
S R/W OF CR 240 AND POB, E 300
FT, S 726.50 FT, W 300 FT, N

OJEDA EDEL/OJEDA SHERRIE JOHNSON
11116 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

13-5S-15-00455-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

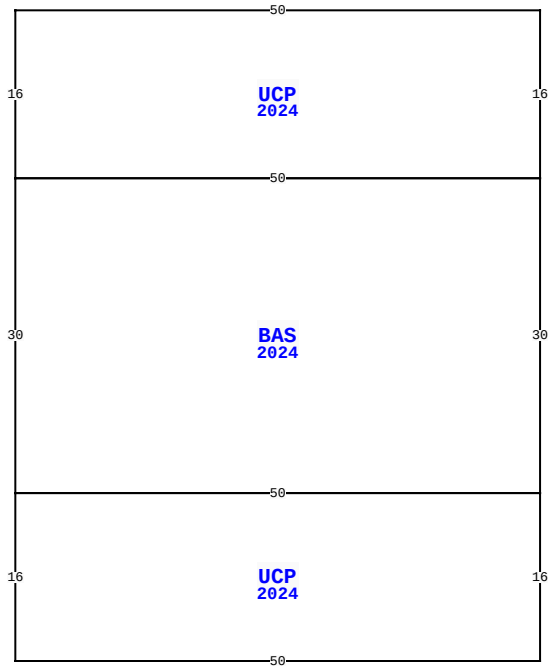
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	13515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	173,365
UCP	800	20	2024	160	18,492
UCP	800	20	2024	160	18,492
TOTALS	3,100			1,820	210,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	105.8400	118.54	215,743	2023	2023	0	0	0	2.50	97.50

2 SINGLE FAM 100% - 2024 Heated Area: 1500 HX Base Yr 2021



11116 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,349
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,349
SOH/AGL Deduction		7,376
ASSESSED VALUE		259,973
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		204,251
TOTAL JUST VALUE		267,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040775	New Residential C	15,000	10/22/2020
40775	SFR	0	10/22/2020
40484	M H	0	09/01/2020
39089	STORAGE	0	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1637	9/25/2019	WD	Q	V	01	47,500
GRANTOR: JOHNSON FARM & FENCE						
GRANTEE: EDEL & SHERRIE JOHN						
1168/2088	3/05/2009	WD	Q	V	01	40,000
GRANTOR: J KYLE SAULS						
GRANTEE: JOHNSON FARM & FENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,16] E50 S30 W50 N30 $
UCP=[YR=2024;ORIG=16,0] E50 S16 W50 N16 $
UCP=[YR=2024;ORIG=16,46] E50 S16 W50 N16 $
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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
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 12/20/2023 BY HC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS