COMM NE COR OF SEC, W 2655.71 FT
S R/W OF SW CR-240 FOR POB, CONT
W 467.17 FT, N 467.17 FT, E 467.

SAULS PERRY R/SAULS BETTY T
10640 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

13-5S-15-00455-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

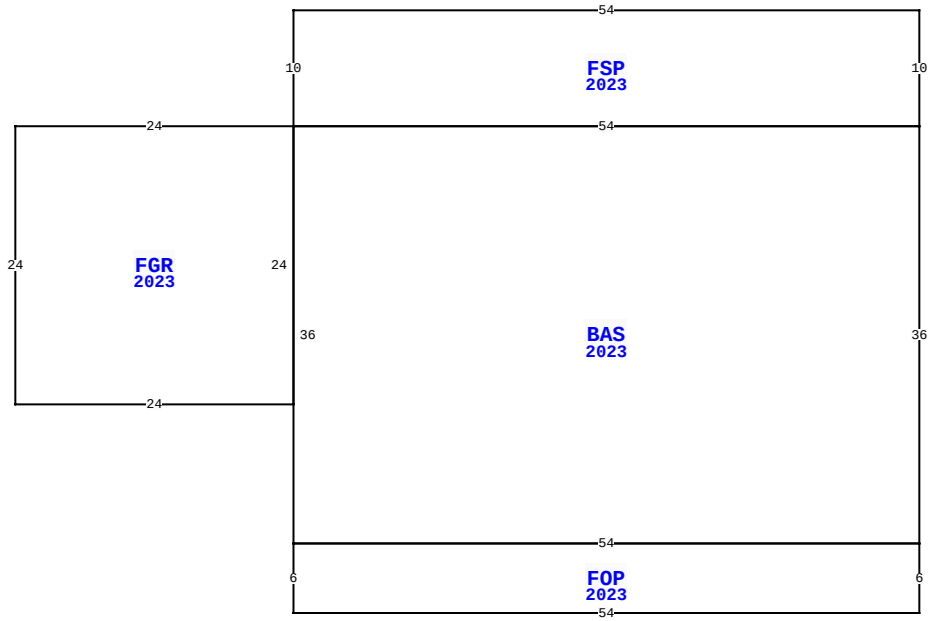
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,944	100	2023	1,944	260,941
FGR	576	55	2023	317	42,550
FOP	324	30	2023	97	13,020
FSP	540	40	2023	216	28,993
TOTALS	3,384			2,574	345,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	123.5520	138.38	356,190	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1944 HX Base Yr 2023



10640 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		345,504
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		359,204
SOH/AGL Deduction		76,353
ASSESSED VALUE		282,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,129
TOTAL JUST VALUE		359,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044386	New Residential C	250,000	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/820	3/31/2022	QC	U	V	11	0

GRANTOR: SAULS BETTY T

GRANTEE: SAULS BETTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=111,14] W54 S36 E54 N36 $
FGR=[YR=2023;ORIG=33,14] E24 S24 W24 N24 $
FSP=[YR=2023;ORIG=57,4] E54 S10 W54 N10 $
FOP=[YR=2023;ORIG=57,50] E54 S6 W54 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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					5.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	12,500							

REVIEW DATE 12/22/2022 BY HC Total Acres: 5.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/18/2025 BY SYS