

LOT 13 THE CROSSROADS UNIT 1.
EX .50 AC DESC IN ORB 1073-
1415 & EX .10 AC (PRCL "B")

STEWART CHARLES E
11466 SW CR 240
LAKE CITY, FL 32024

2026

14-5S-15-00459-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	46,655
UGR	1,200	45		540	34,992
UOP	630	20		126	8,165

TOTALS	2,550			1,386	89,811
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	16	20	320.00	UT	9.00	9.00	
2	0252	LEAN-TO W/	0	100	6	16	96.00	UT	3.00	3.00	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,386	82.6500	92.57	128,302	2005	2005	0	0	0	30.00	70.00	
1 SINGLE FAM 100% - 2006 Heated Area: 720 HX Base Yr 2006													
11466 SW COUNTY ROAD 240 , LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										89,811	
TOTAL MARKET OB/XF VALUE										5,168	
TOTAL LAND VALUE - MARKET										41,250	
TOTAL MARKET VALUE										136,229	
SOH/AGL Deduction										52,966	
ASSESSED VALUE										83,263	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										32,541	
TOTAL JUST VALUE										136,229	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										138,154	

SALE:1:1: LOT 13 THE CROSSROADS UNIT I			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24389	SFR	356	04/13/2006
23099	SFR	259	05/03/2005
22938	TR/TRAILER	0	03/22/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1039/0259	2/16/2005	WD	Q	V		32,000	
GRANTOR: RHEA & PRIES							
GRANTEE: CHARLES STEWART							
0921/1272	2/21/2001	WD	Q	V		17,000	
GRANTOR: FORD							
GRANTEE: BOYD RHEA & KAY PRI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 UGR= W50 S24 UOP= S9 E50 N3 E30 N6 W80\$ E50 N24\$ S24 E30 N24\$.											