LOT 15 THE CROSSROADS UNIT 1.
ORB 808-573, 819-239,
892-905, 933-1313, WD 1098-837

KAUTZ PATRICK M
11360 SW CR 240
LAKE CITY, FL 32024

2026

14-5S-15-00459-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

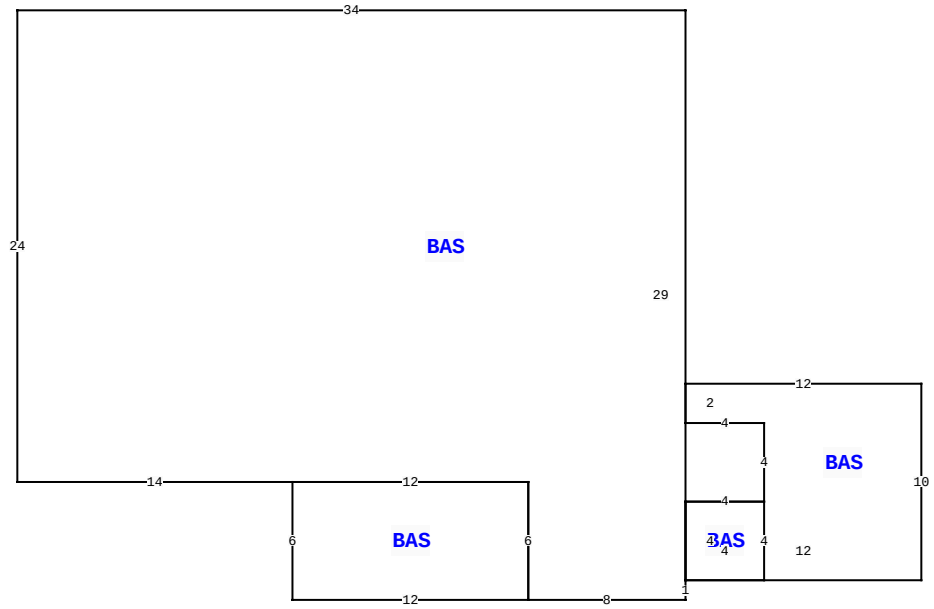
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16	100		16	1,407
BAS	72	100		72	6,330
BAS	104	100		104	9,143
BAS	864	100		864	75,961
TOTALS	1,056			1,056	92,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	115.4400	129.29	136,530	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2007 Heated Area: 1056 HX Base Yr 2007



11360 SW COUNTY ROAD 240 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,840
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		148,590
SOH/AGL Deduction		53,482
ASSESSED VALUE		95,108
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,386
TOTAL JUST VALUE		148,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,956

SALE:2:1: SALE ALSO INCLUDES LOT 14 CROSSROADS

LAND:1:1: 5.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7793	SFR	20,000	11/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0837	10/03/2006	WD	Q	I		125,000
GRANTOR: BRIAN P CANNON						
GRANTEE: PATRICK M KAUTZ						
0933/1313	6/28/2001	WD	P	I	99	63,500
GRANTOR: SEAN & TERRI GRIFFIS						
GRANTEE: BRIAN CANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E14 BAS= S6 E12 N6 W12$ E12 S6 E8 N1 BAS= E12 N10 W12 S2 E4 S4 W4 S4$ BAS= E4 N4 W4 S4$ N29$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	1,000.00	1,000.00	70	2005	2005	3	70	700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 750

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/19/2016 BY DF Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS