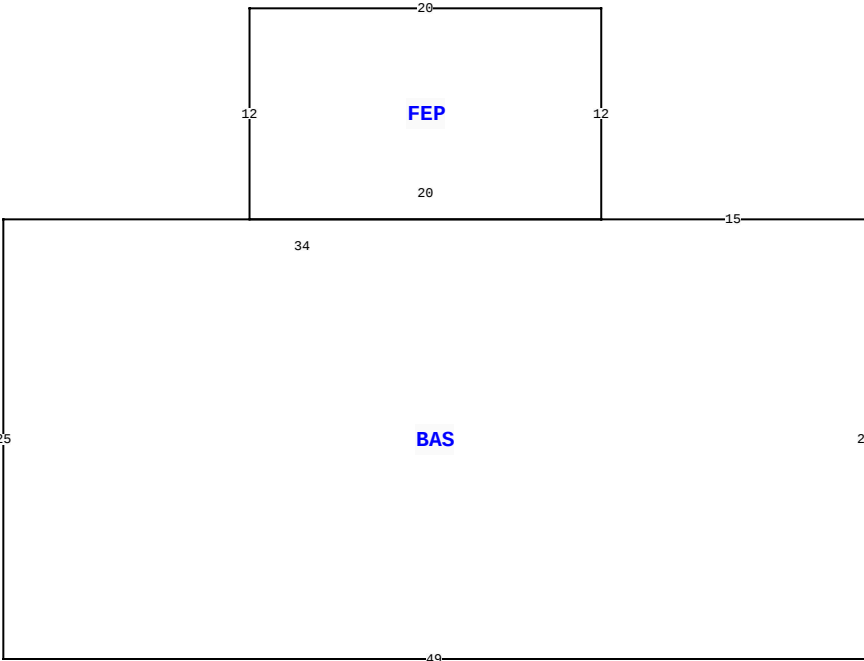




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall		05	AVERAGE 100							0100	01	1,417	113.0000	126.56	179,336	1974	1974	0	0	0	35.00	65.00													
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 0% - 0										Heated Area: 1225 HX Base Yr															
Roof Cover		12	MODULAR MT 100																																
Interior Wall		05	DRYWALL 100																																
Interior Floor		14	CARPET 100																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			3 100																																
Bathrooms			2 100																																
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		5000	IMPROVED AG																																
MAP NUM			MKT AREA																	02															
NEIGHBORHOOD/LOC		17516.00	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,225	100		1,225	100,773																														
FEP	240	80		192	15,795																														
TOTALS		1,465		1,417	116,568																														
EXTRA FEATURES					8944 SW COUNTY ROAD 240 , LAKE CITY										BLD DATE					LGL DATE					04/10/2025 MLU										
															XF DATE					LAND DATE															
															INC DATE					AG DATE															
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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																			
2	0166	CONC, PAVMT	0	100	0	0	882.00	UT	1.40	1.40	100	0	0	3	100	1,235																			
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336																			
4	0166	CONC, PAVMT	0	100	0	0	864.00	UT	1.50	1.50	100	1996	1996	3	100	1,296																			
5	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750																			
6	0040	BARN, POLE	0	100	50	100	5,000.00	UT	5.00	5.00	100	2006	2006	3	100	25,000																			
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																			
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000																			
9	0282	POOL ENCL	0	100	40	60	2,400.00	UT	15.00	15.00	100	2019	2019	3	65	23,400																			
LAND DESCRIPTION																		TOTAL OB/XF 70,617																	
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	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000																		
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	54.69	AC		1.00	1.00	1.00	445.00	445.00	24,337																		
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600																		
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.69	AC		1.00	1.00	1.00	4,500.00	4,500.00	336,105																		
REVIEW DATE		10/15/2019		BY	BC	Total Acres: 76.69		Total Land Value: 38,937				Market: 336,105				Agricultural: 29,937				Common: 9,000				PRINTED 11/19/2025 BY SYS											

MEEKS GARY L/MEEKS PATRICIA
8944 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

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