

COMM NE COR OF SEC, RUN W 891.07
TO S R/W CR 240 FOR POB, S 604 F
N 604.01 FT, E 359.23 FT TO POB.

BAIRD JOHN H/BAIRD AMANDA
9326 SW CR 240
LAKE CITY, FL 32024

2026

18-5S-16-03642-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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	02	02 100
Kitchen Adjus	01	01 100

Quality 05 05
DOR CODE 0102SFRES/MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 18516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	129,247
FGR	484	55		266	20,117
FSP	140	40		56	4,235
FSP	162	40		65	4,916
FST	130	55		72	5,445
PTO	957	5		48	3,630

TOTALS 3,582 2,216 167,591

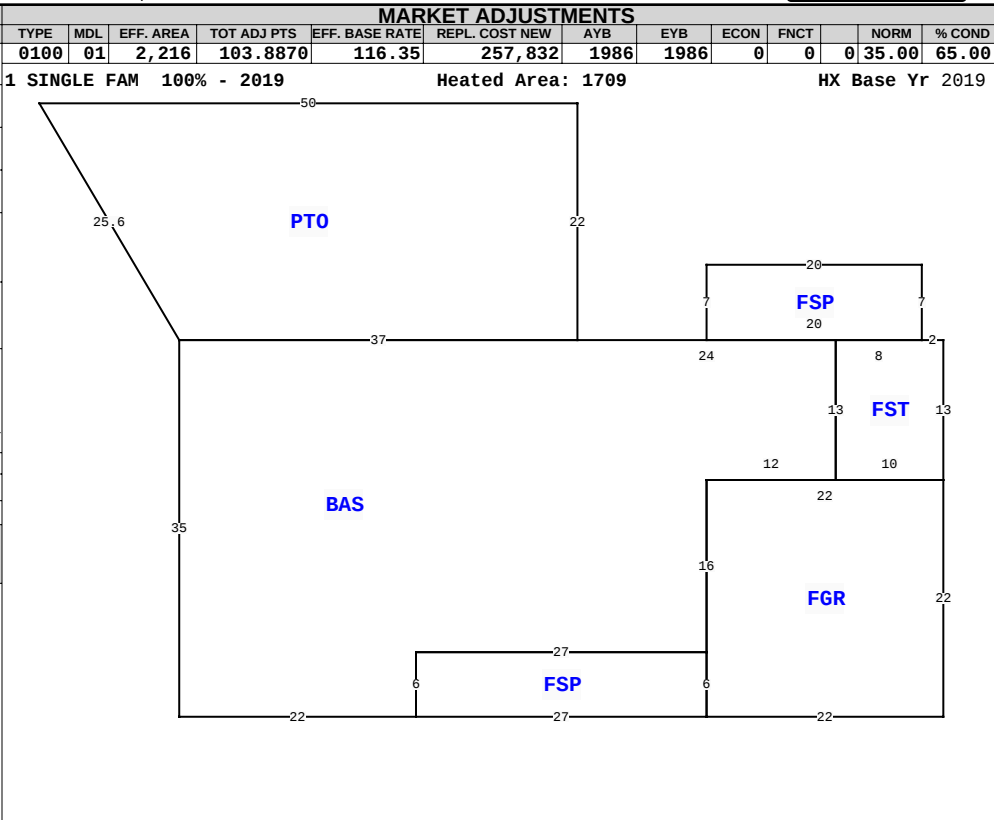
EXTRA FEATURES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	16	36	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0282	POOL ENCL	0	100	24	46	1,104.00	UT	15.00	15.00	100	1999	1999	3	40	6,624	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
7	0252	LEAN-TO W/	0	100	16	33	528.00	UT	2.50	2.50	100	2007	2007	3	100	1,320	
8	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
9	0252	LEAN-TO W/	0	100	15	17	255.00	UT	2.50	2.50	100	2007	2007	3	100	638	
10	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 10/16/2019 BY BC



9326 SW COUNTY ROAD 240 , LAKE CITY

EXTRA FEATURES										BLD DATE	LGL DATE	05/10/2024	MLU
										XF DATE	LAND DATE		
										INC DATE	AG DATE		

TOTAL OB/XF 31,218

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		197,509
TOTAL MARKET OB/XF VALUE		32,418
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		280,027
SOH/AGL Deduction		70,259
ASSESSED VALUE		209,768
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		159,046
TOTAL JUST VALUE		280,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28778	M H	371	08/05/2010
15367	POOL	100	04/09/1999
8730	PUMP/UTPOL	30	08/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/134	7/26/2023	WD	U	I	11	100
GRANTOR: BAIRD STEVEN W						
GRANTEE: BAIRD JOHN H						
1364/1504	7/12/2018	WD	Q	I	01	180,000
GRANTOR: PAUL F WHITE						
GRANTEE: STEVEN & MARY BAIRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N22 W50 D22 R13 E37\$ W37 S35 E22 FSP= E27 N6W27S6\$ N6 E27 FGR= S6E22 N22W22 S16\$ N16 E12 FST= E10 N13 W2 FSP= N7 W20 S7 E20\$ W8 S13\$ N13\$.

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LAKE CITY, FL 32024

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		VINYL SID 100		0800		02		1,216		102.5100		61.51		74,796		1999		1999		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		MOBILE HME		0%		2024				Heated Area: 1216														HX Base Yr 2019		Tax Group: 3					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					197,509				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					32,418				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					50,100				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					280,027				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					70,259				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					209,768				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					159,046				
Stories		1.		1. 100																												TOTAL JUST VALUE					280,027				
Architectual		01		CONV 100																												NCON VALUE					0				
Units		02		02 100																												INCOME VALUE									
Condition Adj		02		02 100																												PREVIOUS YEAR MKT VALUE					280,027				