

COMM AT NW COR OF NE1/4 OF SEC R
S R/W OF C R 240 FOR POB CONT S
449.78 FT, N 970.94 FT TO S R/W

CHRISTENSEN ANNE M
9574 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

18-5S-16-03642-004



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	31	VINYL SID 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	2,317	100		2,317	244,672
FGR	729	55		401	42,345
FOP	480	30		144	15,206
FOP	616	30		185	19,536
TOTALS	4,142			3,047	321,760

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,047	114.1900	127.89	389,681	2008	2008	0	0	0	17.43	82.57	
1 SINGLE FAM 100% - 2009 Heated Area: 2317 HX Base Yr 2009													
9574 SW COUNTY ROAD 240 , LAKE CITY													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				321,760			
TOTAL MARKET OB/XF VALUE				26,410			
TOTAL LAND VALUE - MARKET				95,190			
TOTAL MARKET VALUE				443,360			
SOH/AGL Deduction				157,167			
ASSESSED VALUE				286,193			
TOTAL EXEMPTION VALUE				HX HB WX 21		286,193	
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				443,360			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				447,673			

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3
2	0166	CONC, PAVMT	0 100	0	0	7,421.00	UT	3.00	3.00	80	2008	2008	3
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	
TOTAL OB/XF 26,410													

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.02
REVIEW DATE 12/02/2024 BY SYS									