

LOT 5 WHITE OAK PLANTATION S/D.
940-1295, WD 1039-2118,

LEONARD GEORGE E/LEONARD SYLVIA M
9948 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

18-5S-16-03644-105

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0200 MOBILE HOME	
MAP NUM		02

NEIGHBORHOOD/LOC 18516.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	147,970
FCP	336	25		84	5,936
FSP	182	40		73	5,158
FSP	192	40		77	5,441
UOP	182	25		46	3,251
TOTALS	2,986			2,374	167,757

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W								
1	0190	FPLC PF	0	100	0	0								
2	0166	CONC, PAVMT	0	100	10	24								
3	9945	Well/Sept	0	100	0	0								
4	0070	CARPORT UF	0	100	18	20								
5	0296	SHED METAL	0	100	12	20								
6	0296	SHED METAL	0	100	0	0								
7	0070	CARPORT UF	0	100	0	0								
8	0280	POOL R/CON	0	100	16	32								
9	0104	GENERATOR	0	100	0	0								

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	0200	C	MBL HM	100					
REVIEW DATE		07/15/2020		BY	BC				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,374	136.6800	128.48	305,012	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006

Heated Area: 2094

HX Base Yr 2006

The floor plan diagram illustrates the layout of a building with the following areas and dimensions:

- BAS (Basement):** A large central rectangular area with a width of 39 and a height of 27.
- FSP (Front Porch):** A rectangular area at the top center with a width of 16 and a height of 12.
- FCP (Front Courtyard):** A rectangular area at the bottom left with a width of 14 and a height of 24.
- UOP (Upper Porch):** A rectangular area at the bottom right with a width of 14 and a height of 13.

Additional dimensions and connections include:

- The top width of the main structure is 27.
- The left height of the main structure is 27.
- The right height of the main structure is 27.
- The bottom width of the main structure is 24.
- The bottom height of the main structure is 13.
- The bottom width of the main structure is 14.
- The bottom height of the main structure is 14.

BLD DATE		LGL DATE	04/07/2025	MLA
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9948 SW COUNTY ROAD 240 , LAKE CITY										XF DATE		LAND DATE		04/07/2025		MLU	
										INC DATE		AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00		UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200							
240.00		UT	3.00	3.00	100	2006	2006	3	100	720							
1.00		UT	7,000.00	7,000.00	100			3	100	7,000							
360.00		UT	2.50	2.50	100	2006	2006	3	100	900							
240.00		UT	12.00	12.00	100	2006	2006	3	100	2,880							
1.00		UT	0.00	0.00	100	2006	2006	3	100	300							
1.00		UT	0.00	0.00	100	2014	2014	3	100	700							
512.00		UT	70.00	70.00	100	2017	2017	3	84	30,106							
1.00		UT	6,000.00	6,000.00	100	2021	2020		70	4,200							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,757	
TOTAL MARKET OB/XF VALUE		48,006	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		270,763	
SOH/AGL Deduction		115,356	
ASSESSED VALUE		155,407	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		104,685	
TOTAL JUST VALUE		270,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39933	GENERATOR	0	06/12/2020
35200	POOL	144	04/19/2017
19939	M H	125	09/06/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1039/2118	2/28/2005	WD	Q	I		147,900	
GRANTOR: ARTHUR E MARTIN							
GRANTEE: GEORGE E & SYLVIA M							
0940/1295	11/23/2001	WD	Q	V		26,900	
GRANTOR: A BAR S LAND & CATTLE							
GRANTEE: ARTHUR E MARTIN							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W27 FSP= N12 W16 S12 E16\$ W39 S27 FCP= S24 E14 N24 W14\$ E14 S13 E24 FSP= E14 N13 W14 S13\$ N13 E14 UOP= S13 E14 N13 W14\$ E14 N27\$.														