LOT 17 WINGATE ESTATES.
1064-001, WD 1400-2399, DC 1531-

ROLING HELEN/SLADE KATHY JEAN
240 SW GRANITE CT
LAKE CITY, FL 32024

**2026**

**21-4S-16-03081-217**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |

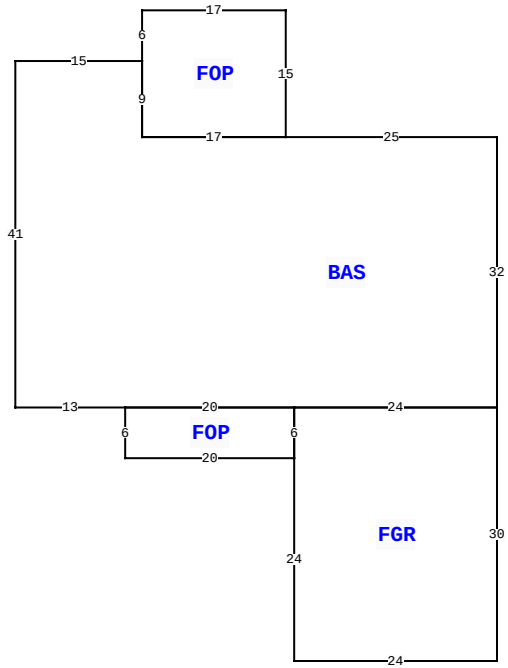
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 21416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,959 | 100 | | 1,959 | 242,414 |
| FGR | 720 | 55 | | 396 | 49,002 |
| FOP | 120 | 30 | | 36 | 4,454 |
| FOP | 255 | 30 | | 76 | 9,404 |
| TOTALS | 3,054 | | | 2,467 | 305,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,467 | 115.0905 | 128.90 | 317,996 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1959 HX Base Yr 2022




240 SW GRANITE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 305,276 |
| TOTAL MARKET OB/XF VALUE | | 12,480 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 352,756 |
| SOH/AGL Deduction | | 63,984 |
| ASSESSED VALUE | | 288,772 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 238,050 |
| TOTAL JUST VALUE | | 352,756 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 356,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042452 | Electrical Servic | 1,945 | 07/30/2021 |
| 40221 | STORAGE | 0 | 07/27/2020 |
| 40027 | SFR | 0 | 06/24/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1531/1687 | 1/11/2025 | WD | U | I | 11 | 100 |
| GRANTOR: ROLING HELEN | | | | | | |
| GRANTEE: ROLING HELEN | | | | | | |
| 1400/2399 | 12/04/2019 | WD | Q | V | 01 | 21,000 |
| GRANTOR: CHRISTOPER & JESSICA | | | | | | |
| GRANTEE: EDWARD E & HELEN RO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=50,10] S41 E13 E20 E24 N32 W25 W17 N9 W15 $
FOP=[ORIG=65,4] S6 S9 E17 N15 W17 $
FOP=[ORIG=63,51] S6 E20 N6 W20 $
FGR=[ORIG=83,51] S6 S24 E24 N30 W24 $
.

## 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 | 0030 | BARN,MT | 0 | 100 | 18 | 25 | 450.00 | UT | 9.00 | 9.00 | 100 | 2020 | 2020 | 3 | 100 | 4,050 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 25 | 300.00 | UT | 3.50 | 3.50 | 100 | 2020 | 2020 | 3 | 100 | 1,050 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2021 | 2021 | | 75 | 4,500 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 960.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 2,880 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,480

| 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 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.94 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS