LOT 3 BLOCK B WISE ESTATE S/D.
AG 1014-701, WD 1041-1130, WD 10

MCMAHON PATRICK S/FLOYD ANNE K
140 SW GARDNER TER
LAKE CITY, FL 32024

2026

24-4S-16-03113-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

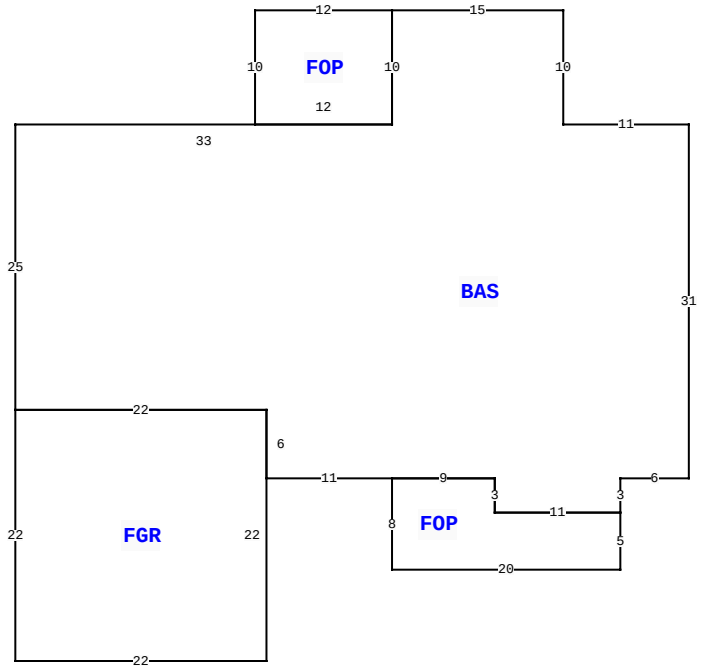
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	229,617
FGR	484	55		266	32,489
FOP	120	30		36	4,397
FOP	127	30		38	4,642
TOTALS	2,611			2,220	271,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	117.2556	131.33	291,553	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1880 HX Base Yr 2019



140 SW GARDNER TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		271,144
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,148
SOH/AGL Deduction		94,646
ASSESSED VALUE		218,502
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,780
TOTAL JUST VALUE		313,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36317	SFR	906	02/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0880	12/28/2018	WD	Q	I	01	224,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: PATRICK S MCMAHON &						
1349/0585	12/05/2017	WD	U	V	30	15,000
GRANTOR: ADAM'S CONSTRUCTION L						
GRANTEE: BULLARD MANAGEMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N10 W15 FOP= W12 S10 E12 N10$ S10 W33 S25 FGR= S22 E22 N22 W22$ E22 S6 E11 FOP= S8 E20 N5 W11 N3 W9$ E9 S3 E11 N3 E6 N31$.

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	0166	CONC,PAVMT	0	100	0	0	1,002.00	UT	2.00	2.00	100	2018	2018	3	100	2,004	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,004

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS