

LOT 35 BLOCK C WISE ESTATE S/D
WD 1016-2661, WD 1094-2271
WD 1119-455 & WD 1206-1599

MANSUKHANI JAMES A
240 SW PLATEAU GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-165



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100

Quality	05	05
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	1,664	100		1,664	151,825
FGR	484	55		266	24,270
FOP	108	30		32	2,920
UOP	156	20		31	2,828
UOP	364	20	2025	73	6,661

TOTALS	2,776			2,066	188,505
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	929.00	UT	3.00
2	0169	FENCE/WOOD	0	100	0	0	198.00	UT	15.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00

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		RSF-2	0.00	0.00	1.00

REVIEW DATE	02/17/2025	BY	KS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	99.3474	111.27	229,884	2007	2007	0	0	0	18.00	82.00
1 SINGLE FAM 100% - 2011 Heated Area: 1664 HX Base Yr 2011												

240 SW PLATEAU GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	929.00	UT	3.00	3.00	100	2007	2007	3	100	2,787	
2	0169	FENCE/WOOD	0	100	0	0	198.00	UT	15.00	15.00	50	2009	2009	3	50	1,485	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

TOTAL OB/XF													5,472	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00				

Total Acres: 0.63	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,505
TOTAL MARKET OB/XF VALUE		5,472
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		228,977
SOH/AGL Deduction		80,946
ASSESSED VALUE		148,031
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,309
TOTAL JUST VALUE		228,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25130	SFR	512	10/17/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1206/1599	12/14/2010	WD	Q	I	01	124,000	
GRANTOR: JASON & MICHELLE GRAY							
GRANTEE: JAMES A MANSUKHANI							
1119/0455	5/11/2007	WD	Q	I		185,000	
GRANTOR: RICHARD & MARY KEEN							
GRANTEE: JASON & MICHELLE GR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W28 S26 E22 E34 N39 W16 S13 W12 \$									
FGR=[ORIG=-28,26] S22 E22 N22 W22 \$									
UOP=[ORIG=12,-13] W12 S13 E12 N13 \$									
FOP=[ORIG=-6,26] S6 E18 N6 W18 \$									
UOP=[YR=2025;ORIG=-28,-13] E28 S13 W28 N13 \$									