LOT 40 BLOCK A COUNTRY LANE ESTA
ORB 682-200, 795-1606. PROBATE 1

SCOTT WILLIAM/SCOTT CARMEN
P O BOX 609
WHITE SPRINGS, FL 32096

2026

27-2S-16-01770-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

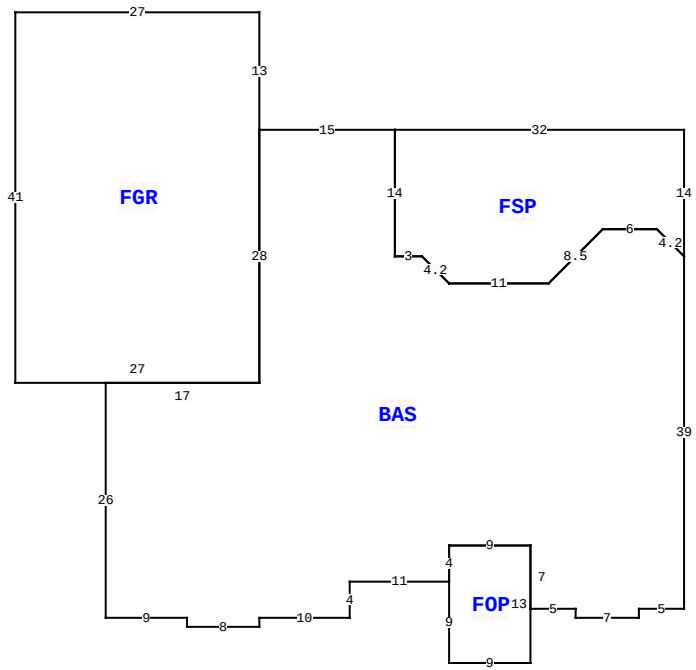
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 27216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100		2,399	260,238
FGR	1,107	55		609	66,063
FOP	117	30		35	3,797
FSP	463	40		185	20,069
TOTALS	4,086			3,228	350,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,228	118.1169	132.29	427,032	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 2399 HX Base Yr 2009



7392 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		350,166
TOTAL MARKET OB/XF VALUE		13,210
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		401,626
SOH/AGL Deduction		125,890
ASSESSED VALUE		275,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,014
TOTAL JUST VALUE		401,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,897

SALE:1:1: LOT 40 BLOCK A COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053746	Storage Building	46,000	08/01/2025
000053109	Storage Building	12,000	05/14/2025
000045784	Roof Replacement	31,717	10/26/2022
24580	SFR	672	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0265	2/10/2006	WD	U	V	08	30,000
GRANTOR: MARY ALICE SINCLAIR						
GRANTEE: WILLIAM AND CARMEN						
1074/0264	3/18/2004	QC	Q	V	01	100
GRANTOR: JAMES LEWIS WYNN(PER						
GRANTEE: MARY ALICE SINCLAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FGR= N13 W27 S41 E27 N28$ S28 W17 S26 E9 S1 E8 N1 E10 N4 E11 FOP= S9 E9 N13 W9 S4$ N4 E9 S7 E5 S1 E7 N1 E5 N39 FSP= N14 W32 S14 E3 D3 R3 E11 R6 U6 E6 D3 R3 $ L3 U3 W6 D6 L6 W11 L3 U3 W3 N14$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,684.00	UT	2.50	2.50	100	2007	2007	3	100	9,210	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,210

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.01 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 10/02/2025 BY SYS