SW1/4 OF SE1/4 LYING SE OF
I-10/I-75 INTERCHANGE & ALSO
BEG NE COR OF NW1/4 OF NE1/4,

CONNELL MINNIE J
240 NW LEAR CT
LAKE CITY, FL 32055

2026

31-2S-16-01802-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

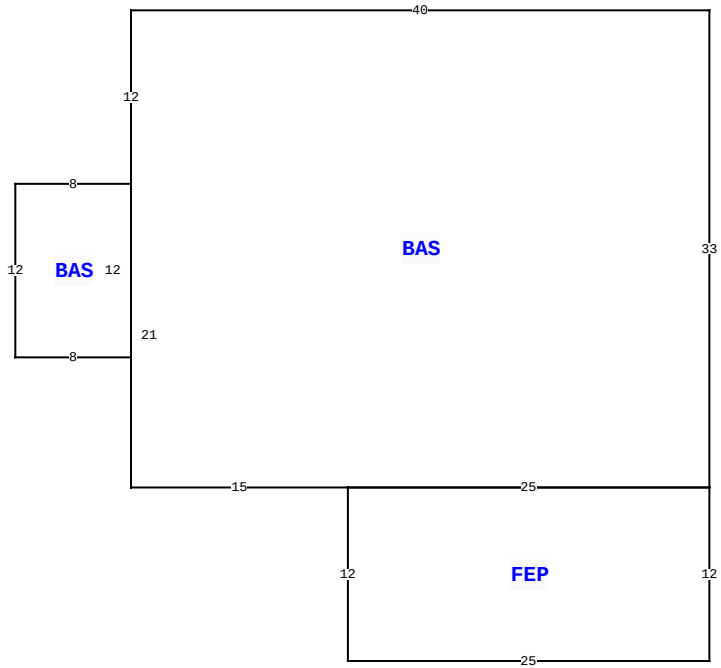
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	6,596
BAS	1,320	100		1,320	90,691
FEP	300	80		240	16,489
TOTALS	1,716			1,656	113,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	94.3740	105.70	175,039	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1416 HX Base Yr



240 NW LEAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,775
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		59,180
TOTAL MARKET VALUE		177,655
SOH/AGL Deduction		94,391
ASSESSED VALUE		83,264
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		27,542
TOTAL JUST VALUE		177,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/0389	6/13/2000	WD	Q	V	01	10,857

GRANTOR: WATERS'

GRANTEE: CONNELL'S (ADDED 3.

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 BAS= W8 S12 E8 N12$S21 E15 FEP= S12 E25 N12 W25$ E25 N33$.

EXTRA FEATURES

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	0210	GARAGE U	0	100	16	20	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,700

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.78	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,580							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	35,310							
3	0100	C	SFR	100		A-1	0.00	0.00	0.39	AC		1.00	1.00	1.00	11,000.00	11,000.00	4,290							

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.38 Total Land Value: 59,180 Market: 0 Agricultural: 0 Common: 59,180 PRINTED 11/18/2025 BY SYS