

COMM NW COR OF NE1/4 OF SE1/4,
RUN S 882.98 FT FOR POB, EAST
632.70 FT, S 350.99 FT, W

POWERS SHANNON LEA
4292 SW CR 240
LAKE CITY, FL 32024

2026

36-4S-15-00415-020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,760
UOP	140	25		35	664
TOTALS	812			707	13,424

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	5.01	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	707	79.1100	47.47	33,561	1974	1974	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr											
380 SW JENNIFER CT, LAKE CITY											

BLD DATE			LGL DATE			05/09/2024		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						

TOTAL OB/XF											
8,750											

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE						13,424		
TOTAL MARKET OB/XF VALUE						8,750		
TOTAL LAND VALUE - MARKET						50,100		
TOTAL MARKET VALUE						72,274		
SOH/AGL Deduction						5,405		
ASSESSED VALUE						66,869		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						66,869		
TOTAL JUST VALUE						72,274		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						72,274		
SALE:2:1: 5.01 AC INCL 1974 PINE MH & W/S/E/								
SALE:1:1: QC TO FORMER OWNER								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1484		8/27/2020		QC	U	I	11	100
GRANTOR:TEDDY JACK LING								
GRANTEE:SHANNON LEA POWERS								
1418/0642		8/27/2020		FJ	U	I	18	0
GRANTOR:CLERK OF COURT (FINAL								
GRANTEE:SHANNON LEA POWERS								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W34 UOP= N10 W14 S10 E14\$ W22 S12 E56 N12\$.								