E DIV: ALL BLOCK 277.

478-508, 639-651, FJ 1070-1060,

JOHNDROW SCOTT
240 SE VICKERS TER
LAKE CITY, FL 32055

2027

00-00-00-13304-000

BUILDING CHARACTERISTICS

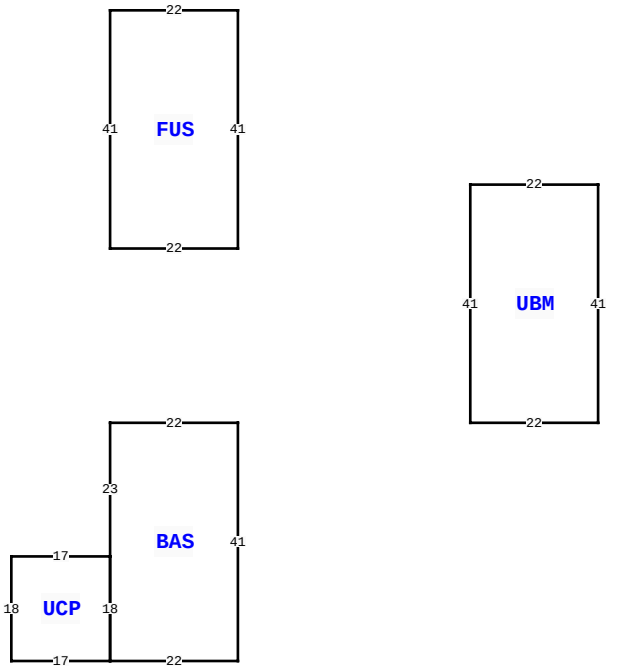
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100		902	45,878
FUS	902	100		902	45,878
UBM	902	20		180	9,155
UCP	306	20		61	3,102
TOTALS	3,012			2,045	104,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	71.1320	78.25	160,021	1936	1936	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1804 HX Base Yr 2022



240 SE VICKERS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,014
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	30,800
TOTAL MARKET VALUE	138,164
SOH/AGL Deduction	8,103
ASSESSED VALUE	130,061
TOTAL EXEMPTION VALUE	VX HX HB 56,411
BASE TAXABLE VALUE	73,650
TOTAL JUST VALUE	138,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001	GARAGE	8,000	12/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/842	2/07/2026	QC	U	I	11	100
GRANTOR: JOHNDROW BRENDA						
GRANTEE: JOHNDROW SCOTT						
1428/466	1/13/2021	WD	Q	I	01	125,000
GRANTOR: GRISWOLD JEREMY						
GRANTEE: JOHNDROW BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S23 UCP= W17 S18 E17 N18$ S18 E22 N41$ PTR= N30 FUS= N41 W22 S41 E22$ S30$ PTR=E40 UBM= E22 N41 W22 S41$W40$.

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	2011	2011	3	50	50	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	0133	C	SFR LAKE	100		*RSF-3	0.00	0.00	17,600.00	SF		1.00	1.00	1.00	1.75	1.75	30,800							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.40 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 11/17/2026 BY SYS