

BEG INTERS OF E R/W SR-247 & E L OF NW1/4, RUN S 659.55 FT, NW 45 E R/W SR-247, NE ALONG R/W 480 F

TERRY BRIAN A  
11647 SW COUNTY ROAD 240  
LAKE CITY, FL 32024

2026

01-4S-16-02684-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 1,800 <b>TOTAL LAND VALUE - MARKET</b> 106,452 <b>TOTAL MARKET VALUE</b> 108,252 SOH/AGL Deduction 873 <b>ASSESSED VALUE</b> 107,379 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 107,379 <b>TOTAL JUST VALUE</b> 108,252 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 97,617																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1428/837</td> <td>1/17/2021</td> <td>LE U</td> <td>V</td> <td>14</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: TERRY BRIAN A GRANTEE: TERRY BRIAN A										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1428/837	1/17/2021	LE U	V	14		100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1428/837	1/17/2021	LE U	V	14		100																																					
																				<b>BUILDING NOTES</b>  																							
																				<b>BUILDING DIMENSIONS</b>  																							
<b>TOTALS</b> DOR CODE: 1000 VACANT COMMERCIAL MAP NUM:      MKT AREA: 06 NEIGHBORHOOD/LOC: 1416.00      1.00/										725 SW STATE ROAD 247 , LAKE CITY BLD DATE:      LGL DATE: 05/12/2026 MLU XF DATE:      LAND DATE: INC DATE:      AG DATE:																																	
<b>EXTRA FEATURES</b>																																											
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	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800																												
2	0070	CARPORT UF	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000																												
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 1,800																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0		CI	500.00	227.00	53,175.00	SF		1.00	1.00	0.80	2.50	2.00	106,350																										
2	9630	C	SWAMP	0			0.00	0.00	1.28	AC		1.00	1.00	0.80	100.00	80.00	102																										
<b>REVIEW DATE</b> 08/22/2023 <b>BY</b> JB      Total Acres: 2.50      Total Land Value: 106,452      Market: 0      Agricultural: 0      Common: 106,452 <b>PRINTED 06/22/2026 BY SYS</b>																																											