LOT 7 RIVERS MANOR S/D UNIT 1.
757-1790, 857-2521, WD 1128-1251

CHRISTIAN FELLOWSHIP CHURCH OF LAKE CITY, INC
5037 SW COUNTY RD 240
LAKE CITY, FL 32024

**2026**

**01-5S-16-03401-107**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1516.0200 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 15,625 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 70,625 |
| SOH/AGL Deduction | | 3,319 |
| ASSESSED VALUE | | 67,306 |
| TOTAL EXEMPTION VALUE | 02 | 67,306 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 70,625 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1481/1706 | 12/06/2022 | WD | U | I | 11 | 0 |
| GRANTOR: MTM CAPITAL HOLDINGS | | | | | | |
| GRANTEE: CHRISTIAN FELLOWSHI | | | | | | |
| 1338/0444 | 6/02/2017 | WD | Q | V | 01 | 45,000 |
| GRANTOR: CALEB M & REBECCA J L | | | | | | |
| GRANTEE: MTM CAPITAL HOLDING | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0020 | BARN,FR | 0 | 0 | 25 | 30 | 750.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 8,250 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 | 10 | 25 | 250.00 | UT | 1.50 | 1.50 | 100 | 2009 | 2009 | 3 | 100 | 375 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,625

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/14/2026 BY KS Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/13/2026 BY SYS