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

2027

01-5S-16-03401-107

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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		0
ASSESSED VALUE		70,625
TOTAL EXEMPTION VALUE	02	70,625
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		70,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 11/17/2026 BY SYS