COMM AT SE COR OF SEC, RUN W 799 FT, N 609.71 FT, S 610.78 FT TO POB.
CONT WEST 520.48 FT

JONES RANDY/JONES WANDA B
3037 SW C R 240
LAKE CITY, FL 32024

2027

06-5S-17-09146-001

BUILDING CHARACTERISTICS

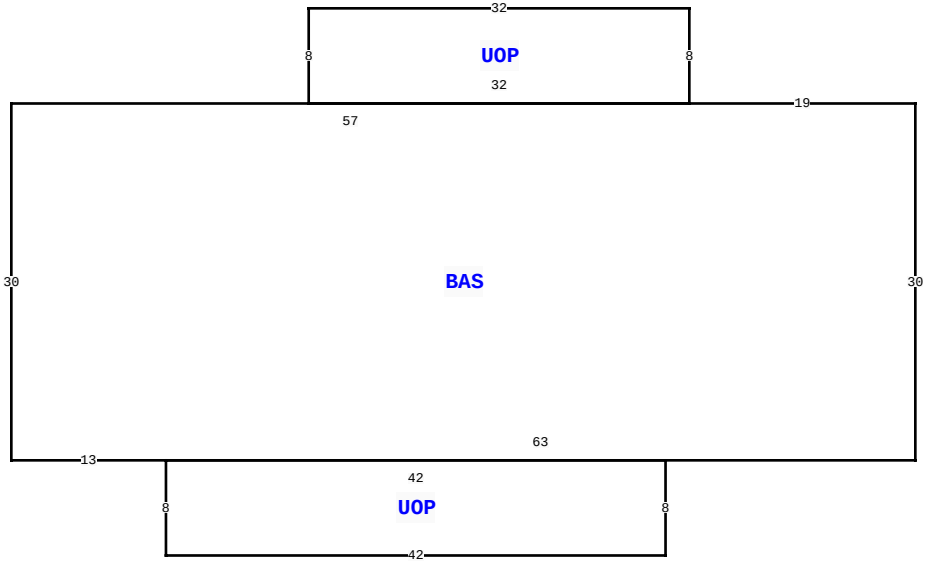
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	163,879
UOP	256	25		64	4,600
UOP	336	25		84	6,038
TOTALS	2,872			2,428	174,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,428	118.9000	110.58	268,488	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 2280 HX Base Yr 2011



3037 SW COUNTY ROAD 240 , LAKE CITY

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,517
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	68,050
TOTAL MARKET VALUE	199,023
SOH/AGL Deduction	98,368
ASSESSED VALUE	100,655
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	49,244
TOTAL JUST VALUE	255,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054364	Generator		10/30/2025
000048369	Roof Replacement	15,400	10/09/2023
28849	M H	0	09/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/2080	8/27/2010	TD	U	V	16	100
GRANTOR: WENDELL C & EUDINE W						
GRANTEE: RANDY & WANDA B JON						
1198/1197	7/23/2010	TD	U	V	16	100
GRANTOR: WENDELL C & EUDINE W						
GRANTEE: RANDY & WANDA B JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N8 W32 S8 E32$ W57 S30 E13 UOP= S8 E42 N8 W42$E63 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	280.00	280.00	1,806							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,050							

REVIEW DATE 03/11/2026 BY robin Total Acres: 7.45 Total Land Value: 11,806 Market: 58,050 Agricultural: 1,806 Common: 10,000 PRINTED 11/17/2026 BY SYS