E1/2 OF E1/2 OF SE1/4 EX RD R/W.
612-306, FJ 1017-2641, 1093-161,

TRAMEL CYNTHIA
9115 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

07-5S-16-03484-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

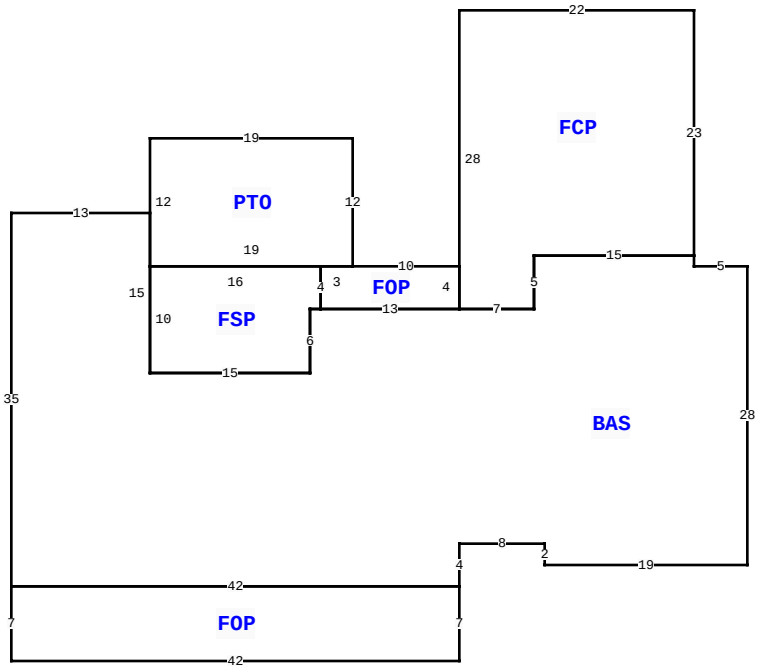
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	202,469
FCP	541	25		135	14,807
FOP	52	30		16	1,755
FOP	294	30		88	9,652
FSP	154	40		62	6,800
PTO	228	5		11	1,207
TOTALS	3,115			2,158	236,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,158	128.2842	146.24	315,586	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1846 HX Base Yr 2001



9115 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,690
TOTAL MARKET OB/XF VALUE		9,352
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		262,962
SOH/AGL Deduction		92,048
ASSESSED VALUE		170,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,503
TOTAL JUST VALUE		486,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052783	Roof Replacement	24,900	04/01/2025
17184	SFR	280	07/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1095/1066	8/08/2006	WD	Q	I	01	100
GRANTOR: THOMAS S TRAMEL III						
GRANTEE: CYNTHIA H TRAMEL						
0612/0306	1/01/1987	WD	Q	V		35,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N1 FCP= N23 W22 S28 E7 N5 E15$ W15 S5 W7 FOP= N4 W10PTO= N12 W19 S12 E19$ W3 S4 E13 $ W13 FSP= N4 W16 S10 E15 N6 E1$ W1 S6 W15 N15 W13 S35 FOP= S7 E42 N7 W42$ E42 N4 E8 S2 E19 N28$.

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	0030	BARN,MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	60	1993	1993	3	60	4,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,362.00	UT	1.50	1.50	100	2000	2000	3	100	2,043	
4	0169	FENCE/WOOD	0	100	76	8	608.00	UT	4.00	4.00	60	2000	2000	3	60	1,459	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 9,352

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	280.00	280.00	8,120							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							

REVIEW DATE 04/21/2025 BY chuck Total Acres: 40.00 Total Land Value: 16,920 Market: 234,000 Agricultural: 10,920 Common: 6,000 PRINTED 05/08/2026 BY SYS