

COMM SE COR OF SW1/4 OF SE1/4, R
 R/W CR-240, RUN W ALONG R/W 1013
 RUN N 650 FT, E 672.51 FT, S 650

TRUST OF ARTHUR J LEROY
 445 NW 90TH ST
 EL PORTAL, FL 33150

2026

07-5S-16-03486-004


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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,440 TOTAL MARKET VALUE 110,440 SOH/AGL Deduction 13,423 ASSESSED VALUE 97,017 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 97,017 TOTAL JUST VALUE 110,440 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100,400											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1358/0443 4/19/2018 WD Q V 01 60,000 GRANTOR: J R & NARRAGANSETT M GRANTEE: TRUST OF ARTHUR J L 1213/0820 4/15/2011 WD Q V 01 75,000 GRANTOR: PETER W GEIBIEG GRANTEE: J R & NARRAGANSETT											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES										9475 SW COUNTY ROAD 240 , LAKE CITY																					
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
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	0000	C	VAC RES	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220														
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.04 Total Land Value: 110,440 Market: 0 Agricultural: 0 Common: 110,440 PRINTED 05/08/2026 BY SYS																															