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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

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

9475 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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 / U	V / I	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						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 06/23/2026 BY SYS