

LOT 4 SOUTH COLUMBIA ACRES S/D.
DC 847-1861, 847-1862, 971-2087,

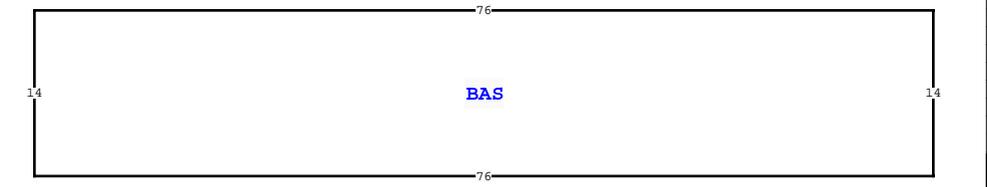
DOUGLAS JANICE
9709 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

07-5S-16-03487-007
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,064	93.9000	56.34	59,946	1989	1989	0	0	60.00	40.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	23,978		
TOTAL MARKET OB/XF VALUE	7,050		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	49,028		
SOH/AGL Deduction	25,158		
ASSESSED VALUE	23,870		
TOTAL EXEMPTION VALUE	HX HB 23,870		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	49,028		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	43,028		

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	7516.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	SUBAREA MARKET VALUE
BAS	1,064	23,978
TOTALS	1,064	23,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20803	M H	125	06/17/2003
15031	M H	125	02/03/1999
13317	M H	125	11/18/1997
13291	PUMP/UTPOL	30	11/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1095/0848	8/28/2006	WD Q	Q	I	04	100

GRANTOR: RODNEY S & NORMA DICK
GRANTEE: JANICE DOUGLAS

1035/1737	4/04/2003	AG Q	V	01	20,000
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GRANTOR: RODNEY & NORMA DICKS
GRANTEE: JANICE DOUGLAS

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

9709 SW COUNTY ROAD 240 , LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS						
BAS= W76 S14 E76 N14\$.						

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							