

COMM SW COR, RUN E 765.30 FT, N
TO N R/W CR-240 FOR POB, CONT N
FT, E 250 FT, S 348.50 FT, W 250

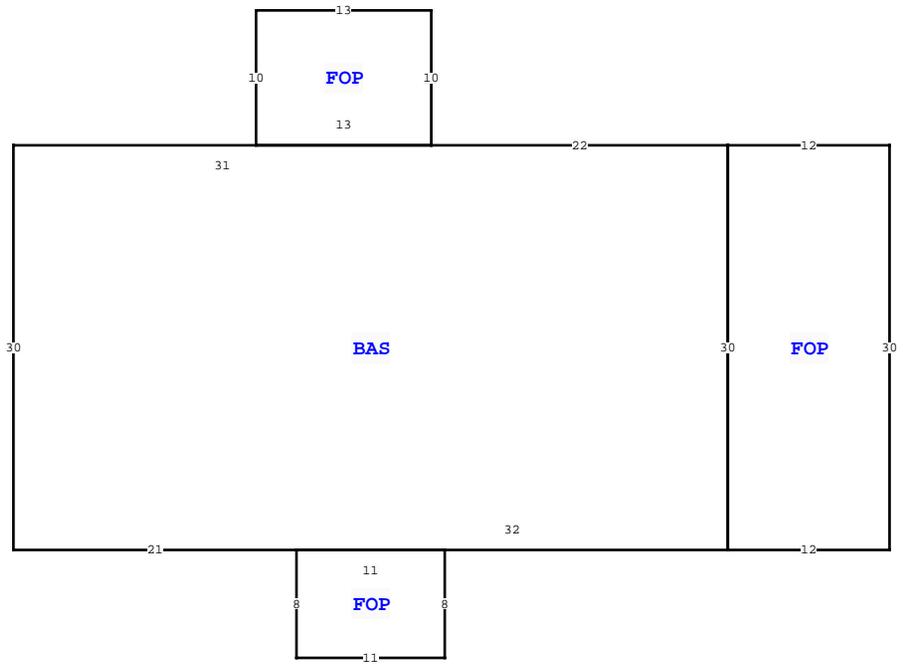
WAITES MARTIN DAVID/WAITES LISA JEAN
9953 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

07-5S-16-03487-091


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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		
0100	01	1,763	123.2840	140.54	247,772	1996	1996	0	0	29.00	71.00		
1 SINGLE FAM 100% - 1997 Heated Area: 1590 HX Base Yr 1997													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,590	100		1,590	158,656
FOP	88	30		26	2,594
FOP	130	30		39	3,892
FOP	360	30		108	10,776
TOTALS	2,168			1,763	175,918

9953 SW COUNTY ROAD 240 , LAKE CITY

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

EXTRA FEATURES																	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	75	2006	2006	3	75	525	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

TOTAL OB/XF 1,725

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,918
TOTAL MARKET OB/XF VALUE			1,725
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			209,643
SOH/AGL Deduction			89,658
ASSESSED VALUE			119,985
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			68,574
TOTAL JUST VALUE			209,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047639	Roof Replacement	16,000	07/11/2023
11446	SFR	285	11/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/0666	2/04/1994	WD Q	Q	V	02	0

GRANTOR: CALVIN BOZZUTO
GRANTEE: MARTIN D WAITES

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 FOP= N10 W13 S10 E13\$ W31 S30 E21 FOP= S8 E11 N8 W11\$ E32 FOP= E12 N30 W12 S30\$ N30\$.													