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

2027

07-5S-16-03487-091

BUILDING CHARACTERISTICS

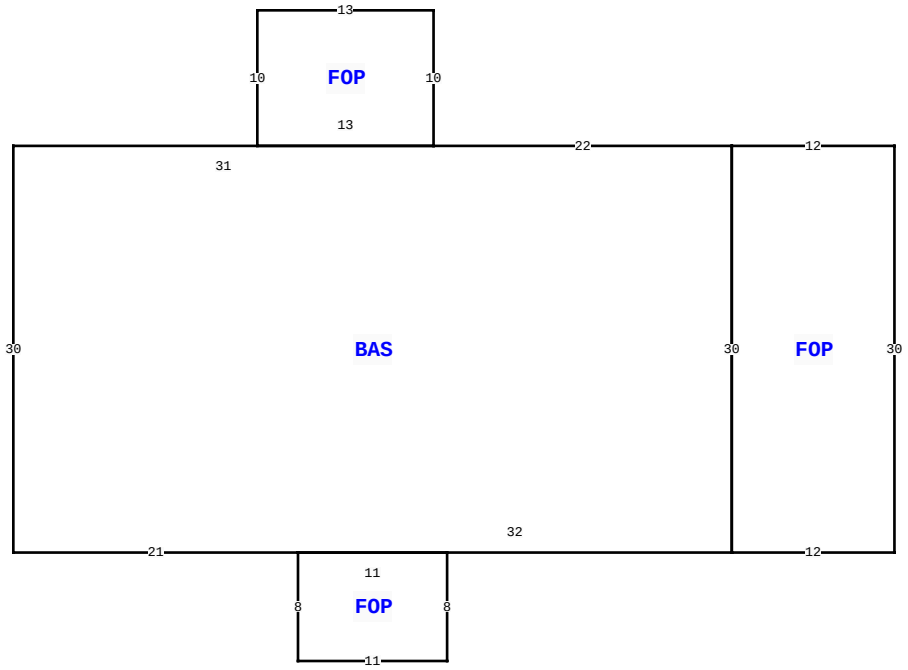
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	153,090
FOP	88	30		26	2,503
FOP	130	30		39	3,755
FOP	360	30		108	10,399
TOTALS	2,168			1,763	169,747

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	135.61	239,080	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1590 HX Base Yr 1997



9953 SW COUNTY ROAD 240 , LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,747
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	203,472
SOH/AGL Deduction	79,887
ASSESSED VALUE	123,585
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	72,174
TOTAL JUST VALUE	203,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,564

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 1,725

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS