

COMM SW COR, N 40 FT TO N R/W OF
E ALONG R/W 520.50 FT FOR POB, N
FT, E 244.07 FT, S 349.13 FT TO

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

2026

07-5S-16-03487-092



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 30,360 TOTAL MARKET VALUE 15,640 SOH/AGL Deduction 0 ASSESSED VALUE 15,640 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,640 TOTAL JUST VALUE 30,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 29,400											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1375/1395 1/02/2019 QC U V 11 100 GRANTOR: SHIRLEY E BOZZUTO GRANTEE: MARTIN DAVID & LISA											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 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															
																	BUILDING NOTES 														
																	BUILDING DIMENSIONS 														
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	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	0.96	AC		1.00	1.00	1.00	16,000.00	16,000.00	15,360														
2	6200	A	PASTURE 3	0					1.00	AC		1.00	1.00	1.00	280.00	280.00	280														
3	9910	M	MKT.VAL.AG	0					1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.96 Total Land Value: 15,640 Market: 15,000 Agricultural: 280 Common: 15,360 PRINTED 05/13/2026 BY SYS																															