COMM NW COR OF NE1/4 OF NW1/4, S
POB, S 551.27 FT, E 104.53 FT, S
E 210 FT, N 764.55 FT, W 314.27

WILLIAMS DERRICK L/SANCHEZ LORI ANN
3359 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2027**

**07-5S-17-09150-000**

## BUILDING CHARACTERISTICS

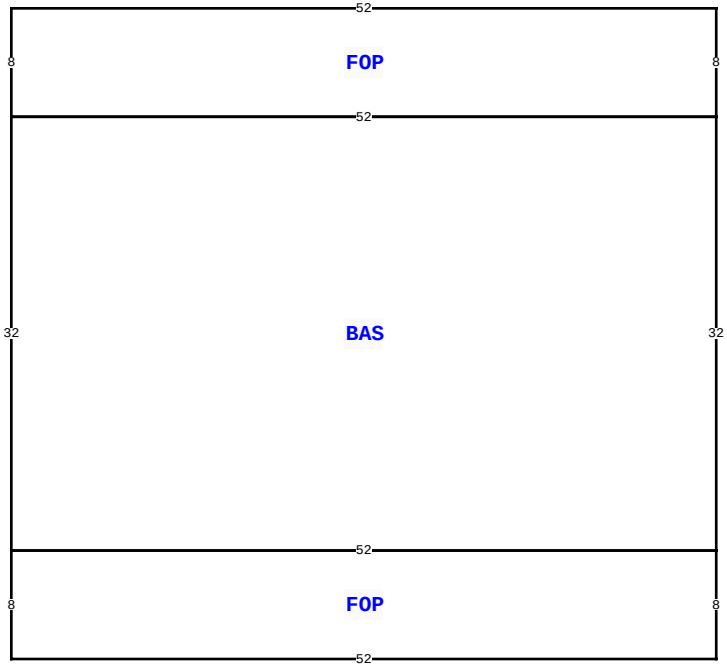
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 7517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,664 | 100 | | 1,664 | 146,254 |
| FOP | 416 | 30 | | 125 | 10,987 |
| FOP | 416 | 30 | | 125 | 10,987 |
| TOTALS | 2,496 | | | 1,914 | 168,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,914 | 98.6490 | 108.51 | 207,688 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

3 SINGLE FAM 0% - 0 Heated Area: 1664 HX Base Yr




3523 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/06/2026 MLU
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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,752.00 | UT | 2.00 | 2.00 | 50 | 2012 | 2012 | 3 | 50 | 2,752 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,000 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 168,227 |
| TOTAL MARKET OB/XF VALUE | 4,552 |
| TOTAL LAND VALUE - MARKET | 53,000 |
| TOTAL MARKET VALUE | 187,259 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 187,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 187,259 |
| TOTAL JUST VALUE | 225,779 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,849 |

PRMT:6:1: THIS PERMIT WAS VOIDED. JS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27216 | M H | 395 | 07/30/2008 |
| 26767 | SFR | 714 | 02/15/2008 |
| 23445 | SFR | 479 | 08/02/2005 |
| 20542 | M H | 125 | 03/21/2003 |
| 20430 | M H | 125 | 02/19/2003 |
| 14837 | PUMP/UTPOL | 30 | 12/18/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1399/2331 | 11/25/2019 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: DERRICK L WILLIAMS | | | | | | |
| 1181/0617 | 9/18/2009 | WD | U | I | 11 | 100 |
| GRANTOR: DERRICK L & LESLIE WI | | | | | | |
| GRANTEE: LL WILLIAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N32 FOP= N8 W52 S8 E52$ W52 S32 FOP= S8 E52 N8 W52$ E52$.

## LAND DESCRIPTION

TOTAL OB/XF 4,552

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,480 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 07/25/2017 BY BC Total Acres: 5.00 Total Land Value: 14,480 Market: 40,000 Agricultural: 1,480 Common: 13,000 PRINTED 11/17/2026 BY SYS