LOTS 4, 5, 18 & 19 BLOCK 14 LAKE
& THE 20 FOOT ALLEY LYING BETWEE
LOTS 4,5,18 & 19. RESOL# 93R-45

LORANGER KORY LEIGH
240 SW MARYLAND LN
LAKE CITY, FL 32025

2026

08-4S-17-08278-000

BUILDING CHARACTERISTICS

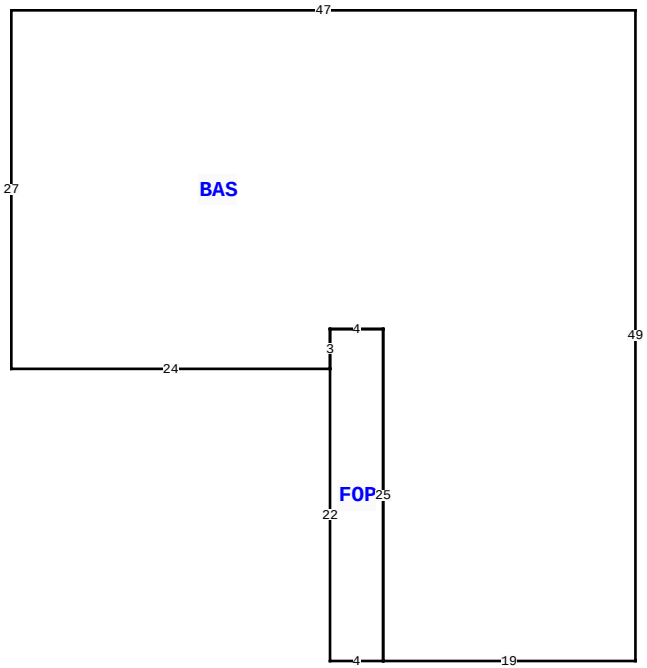
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100		1,675	148,190
FOP	100	30		30	2,654
TOTALS	1,775			1,705	150,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	119.3940	136.11	232,068	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1675 HX Base Yr 2026



240 SW MARYLAND LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,844
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		74,000
TOTAL MARKET VALUE		232,944
SOH/AGL Deduction		0
ASSESSED VALUE		232,944
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,533
TOTAL JUST VALUE		232,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053371	Generator		06/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/587	12/17/2024	QC	U	I	11	100
GRANTOR: LORANGER MARIE A						
GRANTEE: LORANGER KOREY LEIG						
1482/1701	11/11/2022	WD	U	I	11	100
GRANTOR: LORANGER MARIE A						
GRANTEE: LORANGER MARIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S27 E24 FOP= S22 E4N25 W4 S3$ N3 E4 S25 E19 N49$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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		00	0.00	0.00	4.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	74,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.82 Total Land Value: 74,000 Market: 0 Agricultural: 0 Common: 74,000 PRINTED 05/12/2026 BY SYS