COMM SW COR OF SEC, N 39.69 FT T
OF SW CR-240, E 2463.25 FT FOR P
E 1013.52 FT, N 461.35 FT, W 595

MEEKS SHAUN M
237 SW PADDOCK CT
LAKE CITY, FL 32024

2027

08-5S-16-03495-001

BUILDING CHARACTERISTICS

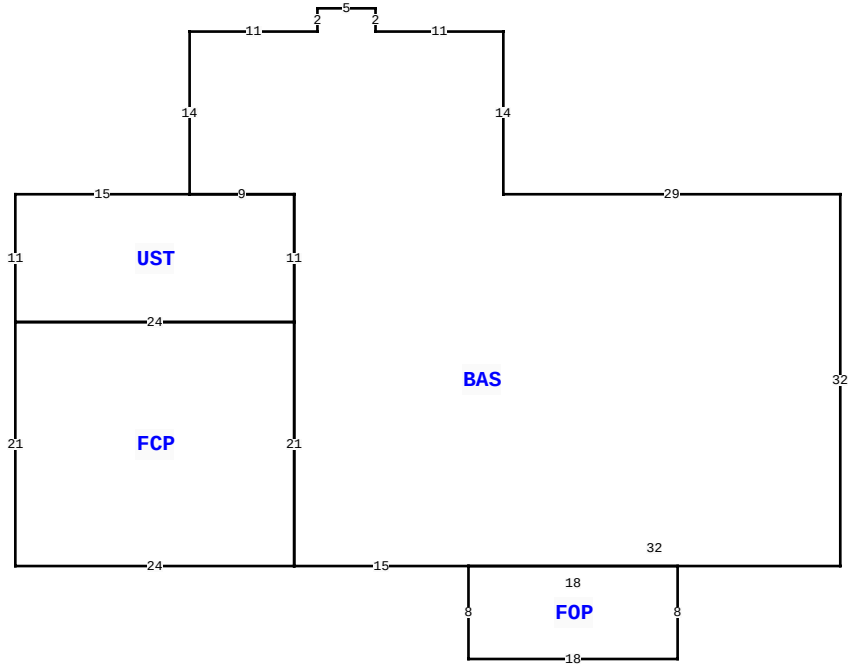
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100		1,892	73,001
FCP	504	25		126	4,862
FOP	144	30		43	1,659
UST	264	45		119	4,592
TOTALS	2,804			2,180	84,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,180	87.6880	96.46	210,283	1957	1957	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1892 HX Base Yr



8619 SW COUNTY ROAD 240 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,113
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,500
TOTAL MARKET VALUE	98,703
SOH/AGL Deduction	940
ASSESSED VALUE	97,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,763
TOTAL JUST VALUE	162,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0694	8/25/2018	TR	U	V	11	100

GRANTOR: GARY L MEEKS AS TRUST

GRANTEE: SHAUN M MEEKS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N14 W11 N2 W5 S2 W11 S14 UST= W15 S11 E24 N11 W9$ E9 S11 FCP= W24 S21 E24 N21$ S21 E15 FOP= S8 E18 N8 W18$ E32 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 11/18/2019 BY JH Total Acres: 8.00 Total Land Value: 14,590 Market: 66,500 Agricultural: 2,590 Common: 12,000 PRINTED 11/17/2026 BY SYS