COMM NE COR OF NE1/4, S 1322.13 FT,W 1497.76 FT, S 201.02 FT TO S 74 DEG E 847.54 FT FOR POB, S

DICKS LESTER ALEXANDER
2078 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-000

BUILDING CHARACTERISTICS

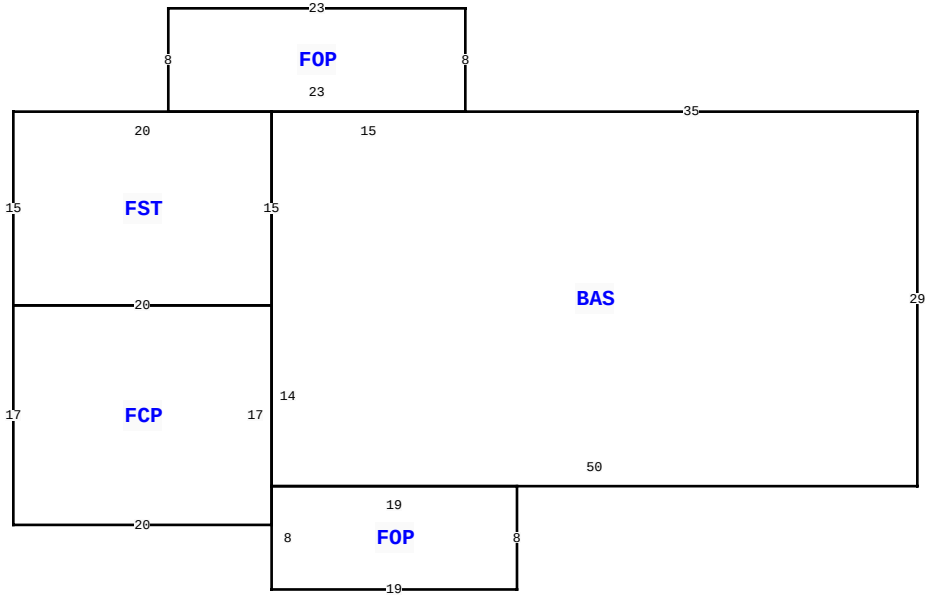
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	74,071
FCP	340	25		85	4,342
FOP	152	30		46	2,350
FOP	184	30		55	2,809
FST	300	55		165	8,429
TOTALS	2,426			1,801	92,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	71.4420	78.59	141,541	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1450 HX Base Yr 2026



2078 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	100	50	70	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,002
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		159,670
TOTAL MARKET VALUE		108,209
SOH/AGL Deduction		0
ASSESSED VALUE		108,209
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,798
TOTAL JUST VALUE		254,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047510	Electrical Servic	0	06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1087	7/18/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS LESTER ALEXAN						
1237/2085	7/02/2012	LE	U	I	11	100
GRANTOR: DREW WAYNE DICKS (RES						
GRANTEE: BENJAMIN DANIEL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N8 W23 S8 E23$W15FST= W20 S15 E20 N15 $ S15FCP= W20 S17 E20 N17$ S14 FOP= S8 E19 N8 W19$ E50 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9530	C	POND	100					1.00	AC		1.00	1.00	1.00	0.00	0.00	0							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.81	AC		1.00	1.00	1.00	280.00	280.00	6,107							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.81	AC		1.00	1.00	1.00	7,000.00	7,000.00	152,670							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 23.81 Total Land Value: 13,107 Market: 152,670 Agricultural: 6,107 Common: 7,000 PRINTED 11/17/2026 BY SYS