COMM NE COR OF NE1/4, S 1322.13 FT, W 1497.76 FT, S 201.02 FT TO 240 FOR POB, S 74 DEG E 847.54 F

MCCRAY MELANIE CAROL
2200 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-006

BUILDING CHARACTERISTICS

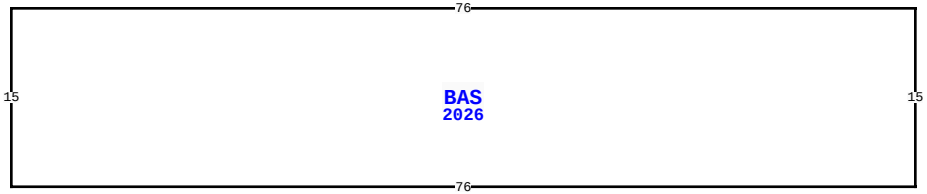
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,140	100	2026	1,140	58,662
TOTALS	1,140			1,140	58,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	115.5000	93.56	106,658	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1140 HX Base Yr 2026



2200 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,662
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		124,630
TOTAL MARKET VALUE		80,484
SOH/AGL Deduction		0
ASSESSED VALUE		80,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,073
TOTAL JUST VALUE		190,292
NCON VALUE		65,662
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1770	8/19/2025	QC	U	V	11	100
GRANTOR: DICKS LESTER ALEXANDE						
GRANTEE: MCCRAY MELANIE CARO						
1545/1230	7/18/2025	QC	U	V	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: MCCRAY MELANIE CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,14] E76 S15 W76 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.33	AC		1.00	1.00	1.00	370.00	370.00	3,822							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.33	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,630							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/09/2025 BY JB Total Acres: 11.33 Total Land Value: 14,822 Market: 113,630 Agricultural: 3,822 Common: 11,000 PRINTED 06/26/2026 BY SYS