BEG NW COR OF SW1/4 OF NE1/4, RU 1383.70 FT, SW 30.18 FT, N 871.1 FT, N 665.86 FT TO POB.

DOUGLAS JOHN ARTHUR/DOUGLAS SHEILA LYNN
7301 SW COUNTY RD 240
LAKE CITY, FL 32024-1637

2027

09-5S-16-03497-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

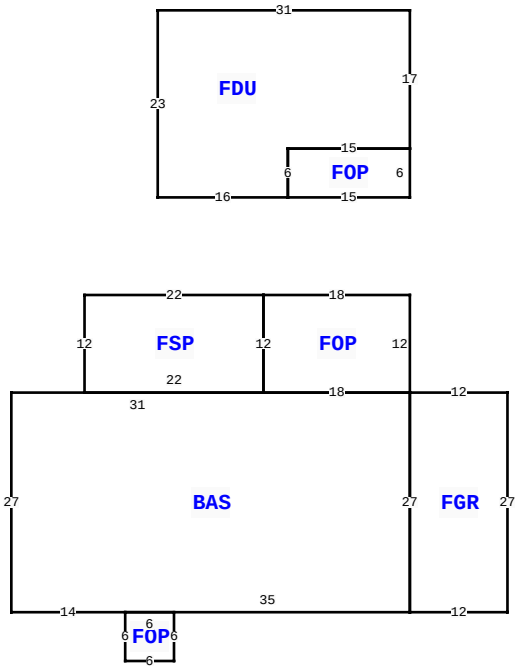
NEIGHBORHOOD/LOC 9516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	153,074
FDU	623	60		374	43,273
FGR	324	55		178	20,595
FOP	36	30		11	1,272
FOP	90	30		27	3,124
FOP	216	30		65	7,521
FSP	264	40		106	12,265
TOTALS	2,876			2,084	241,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,084	123.7500	136.12	283,674	1995	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 1323 HX Base Yr 2022



7301 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0166	CONC,PAVMT	0	100	0	0	198.00	UT	1.50	1.50	100	1995	1995	3	100	297	
2	0040	BARN,POLE	0	100	23	31	713.00	UT	2.50	2.50	100	1995	1995	3	100	1,783	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,123
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		57,635
TOTAL MARKET VALUE		304,838
SOH/AGL Deduction		23,801
ASSESSED VALUE		281,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,626
TOTAL JUST VALUE		304,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055538	Remodel	16,571	04/22/2026
15125	M H	125	02/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1066	2/09/2023	LE	U	I	14	100
GRANTOR: DOUGLAS JOHN ARTHUR						
GRANTEE: DOUGLAS JOHN ARTHUR						
1434/594	4/02/2021	WD	Q	I	01	271,000
GRANTOR: BELL JOSEPH W &						
GRANTEE: DOULGAS JOHN ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W18 S12 E18$ BAS= W18 FSP= N12 W22 S12 E22$ W31 S27 E14 FOP= S6 E6 N6 W6$ E35 FGR= E12 N27 W12 S27$ N27$ PTR= N30 FDU= N17 W31 S23 E16 FOP= E15 N6 W15 S6$ N6 E15$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,080

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		A-1	0.00	0.00	10.11	AC		1.00	1.00	0.60	9,500.00	5,700.00	57,627							
2	9400	C	RIGHTOFWAY	100			0.00	0.00	0.60	AC		1.00	1.00	1.40	10.00	14.00	8							

REVIEW DATE 08/28/2019 BY BC Total Acres: 10.71 Total Land Value: 57,635 Market: 0 Agricultural: 0 Common: 57,635 PRINTED 11/17/2026 BY SYS