

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

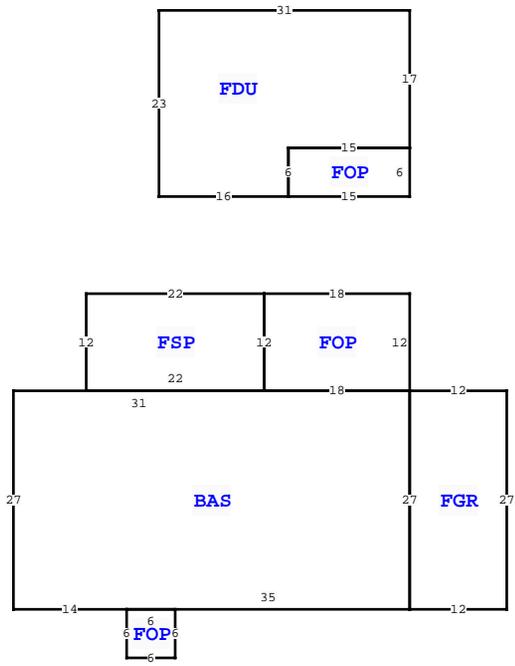
2026

09-5S-16-03497-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	141.08	294,011	1995	2010	0	0	15.00	85.00		

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



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	158,652
FDU	623	60		374	44,849
FGR	324	55		178	21,345
FOP	36	30		11	1,319
FOP	90	30		27	3,238
FOP	216	30		65	7,795
FSP	264	40		106	12,711
TOTALS	2,876			2,084	249,909

7301 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	198.00	UT	1.50	1.50	100	1995	1995	3	100	297	
2	0040	BARN, POLE	0	100	23	713.00	UT	2.50	2.50	100	1995	1995	3	100	1,783	
3	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
4	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

TOTAL OB/XF 6,080

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	249,909	
TOTAL MARKET OB/XF VALUE	6,080	
TOTAL LAND VALUE - MARKET	57,635	
TOTAL MARKET VALUE	313,624	
SOH/AGL Deduction	40,773	
ASSESSED VALUE	272,851	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	221,440	
TOTAL JUST VALUE	313,624	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	309,086	

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	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: DOUGLAS 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\$.