

LOT 3 OAKFIELD ACRES PHASE I.
736-169, 855-94,95, WD 1013-860,

COVERT NICOLE
7734 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-103


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 58,000 SOH/AGL Deduction 16,616 ASSESSED VALUE 41,384 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,384 TOTAL JUST VALUE 58,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 53,000																							
																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1440/2075</td> <td>6/24/2021</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FARM CREDIT LEASING S GRANTEE: COVERT NICOLE 1294/0560 4/13/2015 WD U I 16 65,700 GRANTOR: NICOLE COVERT GRANTEE: FARM CREDIT LEASNG										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1440/2075	6/24/2021	QC	U	V	11	100
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1440/2075	6/24/2021	QC	U	V	11	100																																		
																	BUILDING NOTES BUILDING DIMENSIONS																							

EXTRA FEATURES																	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
																				04/22/2026	MLU	

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	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	

LAND DESCRIPTION																	TOTAL OB/XF									
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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									