LOT 7 PHASE 1 OAKFIELD ACRES.
ORB 729-091, 912-1920,
948-1310, WD 1032-2143, WD

EVANS WADE E
7344 SW CR 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-107

BUILDING CHARACTERISTICS

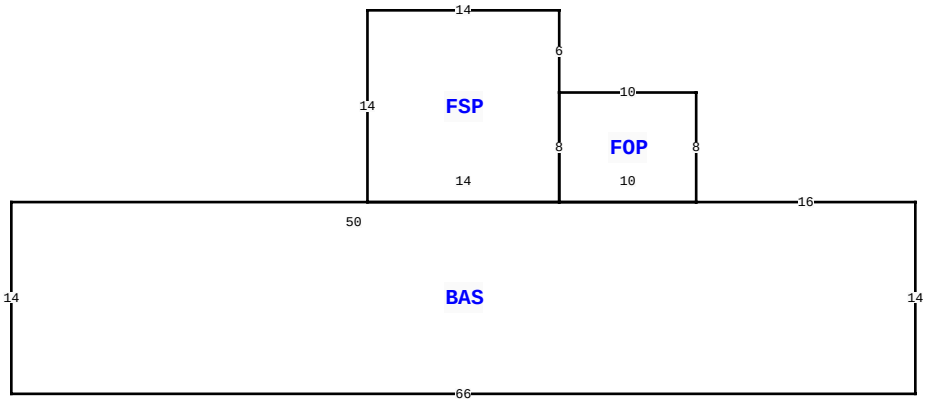
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,168
FOP	80	35		28	793
FSP	196	40		78	2,209
TOTALS	1,200			1,030	29,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,030	118.0000	70.80	72,924	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 924 HX Base Yr 2011



7344 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0294	SHED WOOD/	0	100	16	17	272.00	UT	7.50	7.50	50	1996	1996	3	50	1,020	
2	0252	LEAN-TO W/	0	100	12	17	204.00	UT	2.00	2.00	70	1996	1996	3	70	286	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,900	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
7	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,170
TOTAL MARKET OB/XF VALUE	12,606
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	96,776
SOH/AGL Deduction	51,129
ASSESSED VALUE	45,647
TOTAL EXEMPTION VALUE	HX HB SX 45,647
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	96,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,776

SALE:1:1: LOT 7, OAKFIELD ACRES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1049	8/12/2010	WD	Q	I	01	50,000
GRANTOR: WILLIAM & ALMA SHORT						
GRANTEE: WADE E EVANS						
1104/0970	12/07/2006	WD	Q	I		79,500
GRANTOR: BETTY L HOENSTINE-MCA						
GRANTEE: WILLIAM & ALMA SHOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N8 W10 FSP= N6 W14 S14 E14 N8$ S8 E10$ W50 S14E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,606

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/22/2026 BY SYS