BEG AT NE COR OF SW1/4 OF SEC RU TO N R/W OF C R 240, WEST ALONG FT, N 524.15 FT, E 524.50 FT TO

DICKS PROPERTIES LLC
922 SW JIM WITT RD
LAKE CITY, FL 32025

2027

09-5S-17-09170-011

BUILDING CHARACTERISTICS

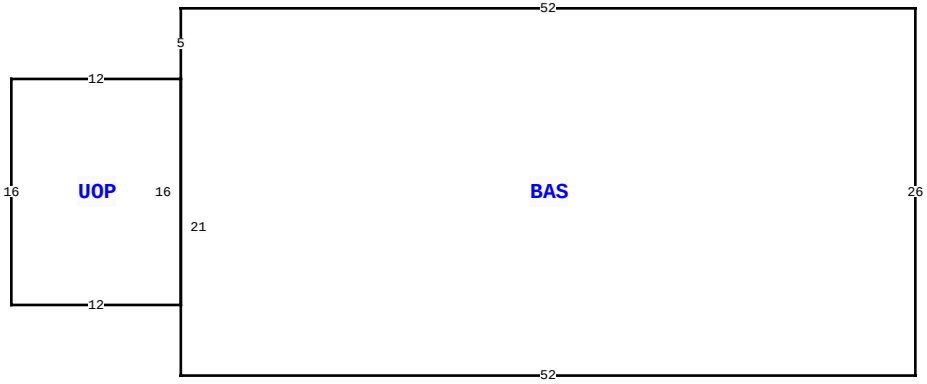
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	81,536
UOP	192	25		48	2,895
TOTALS	1,544			1,400	84,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,400	117.9000	109.65	153,510	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1352 HX Base Yr



1327 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	0	15	18	270.00	UT	2.00	2.00	100	2012	2012	3	100	540	
3	0296	SHED METAL	0	0	18	25	450.00	UT	10.50	10.50	100	2012	2012	3	100	4,725	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,430
TOTAL MARKET OB/XF VALUE	13,465
TOTAL LAND VALUE - MARKET	74,230
TOTAL MARKET VALUE	172,125
SOH/AGL Deduction	0
ASSESSED VALUE	172,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,125
TOTAL JUST VALUE	172,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/108	2/18/2022	WD	Q	I	01	75,000
GRANTOR: JACKSON SAM KEEN JR						
GRANTEE: DICKS PROPERTIES LL						
1292/1719	1/22/2015	QC	U	I	11	100
GRANTOR: SAM KEEN JACKSON JR &						
GRANTEE: SAM KEEN JACKSON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S5 UOP= W12 S16 E12 N16$ S21 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,465

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	0			0.00	0.00	5.71	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,230							

REVIEW DATE 06/03/2022 BY RP Total Acres: 5.71 Total Land Value: 74,230 Market: 0 Agricultural: 0 Common: 74,230 PRINTED 11/16/2026 BY SYS