

COMM NW COR OF NE1/4 OF SW1/4, R
E 421.06 FT, S 216.78 FT FOR POB
S 222.40 FT TO N R/W CR-240, NW

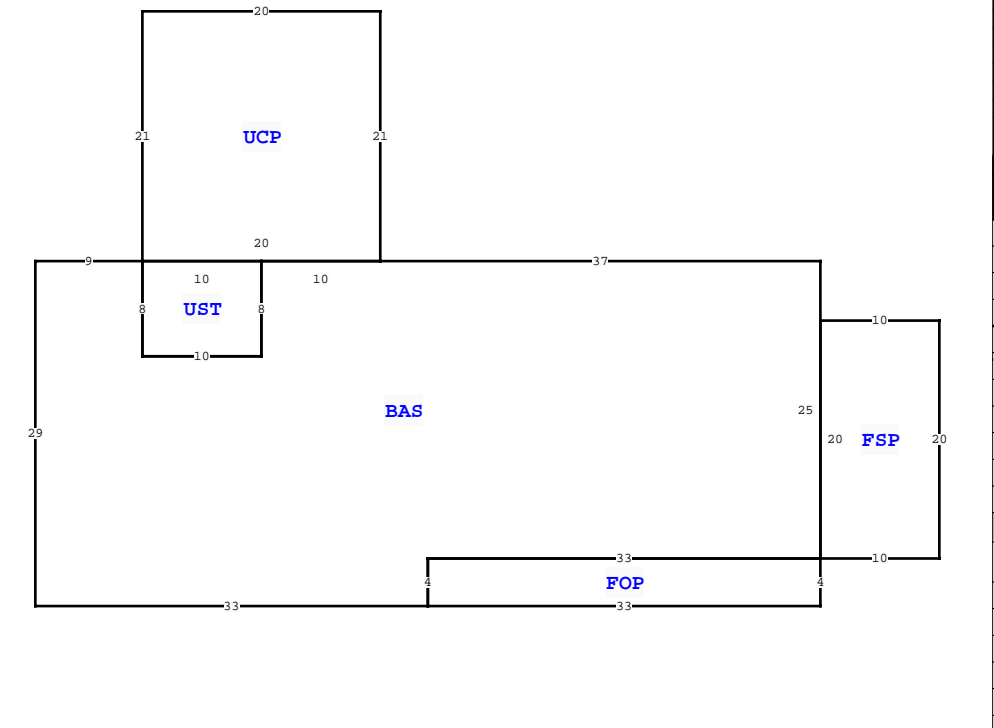
BREITBERG SCOTT
1443 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09171-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
1	SINGLE FAM	100% - 2022		140.15	272,171	1956	2000	0	0	25.00	75.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,702	100		1,702	178,901
FOP	132	30		40	4,205
FSP	200	40		80	8,409
UCP	420	20		84	8,830
UST	80	45		36	3,784
TOTALS	2,534			1,942	204,128

1443 SW COUNTY ROAD 240 , LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1956	1956	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

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	0100	C	SFR	100		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,128
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			22,140
TOTAL MARKET VALUE			227,868
SOH/AGL Deduction			33,642
ASSESSED VALUE			194,226
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			142,815
TOTAL JUST VALUE			227,868
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045655	Electrical Servic	0	10/10/2022
15709	M H	125	06/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/2377	3/27/2018	WD	Q	I	01	158,500

GRANTOR: ISAAC BRATKOVICH
GRANTEE: SCOTT BREITBERG
1333/1605 1/30/2017 WD U I 12 0
GRANTOR: BANK OF AMERICA NA
GRANTEE: ISAAC BRATKOVICH

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W37 UCP= N21 W20 S21 E20\$ W10 UST= W10 S8 E10 N8\$ S8 W10 N8 W9 S29 E33 FOP= E33N4 W33 S4\$ N4 E33 FSP= E10 N20 W10 S20\$ N25\$.