

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

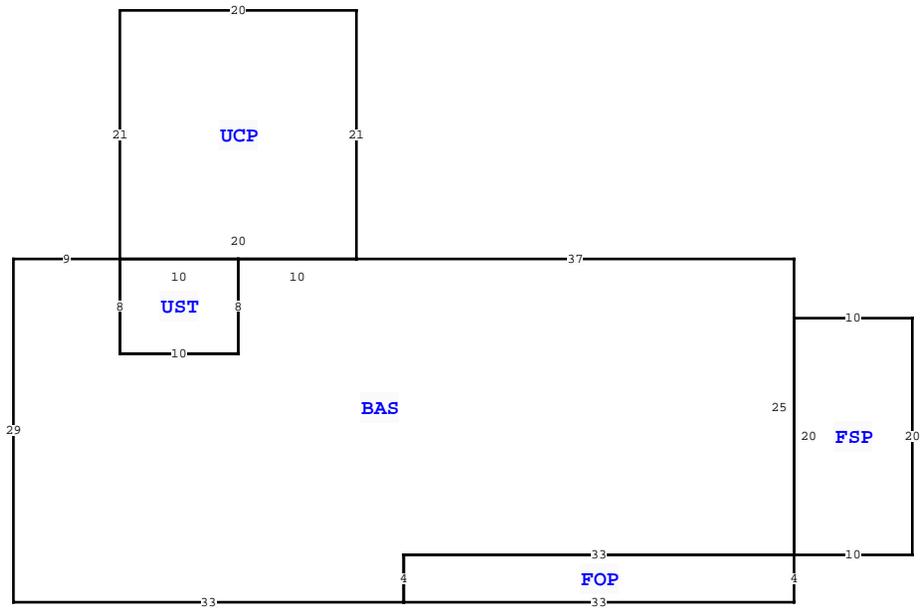
2026

09-5S-17-09171-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	1,702	100	
FOP	132	30	
FSP	200	40	
UCP	420	20	
UST	80	45	
TOTALS	2,534		

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		142.65	277,026	1956	2000		0	25.00	75.00
Heated Area: 1702						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			207,770
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			22,140
TOTAL MARKET VALUE			231,510
SOH/AGL Deduction			37,284
ASSESSED VALUE			194,226
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			142,815
TOTAL JUST VALUE			231,510
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
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\$.	

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							