

COMM AT SW COR OF NE1/4, RUN E 4  
 POB, RUN NORTH 284.46 FT, E 389.  
 561.14 FT, W 389.01 FT, NORTH 27

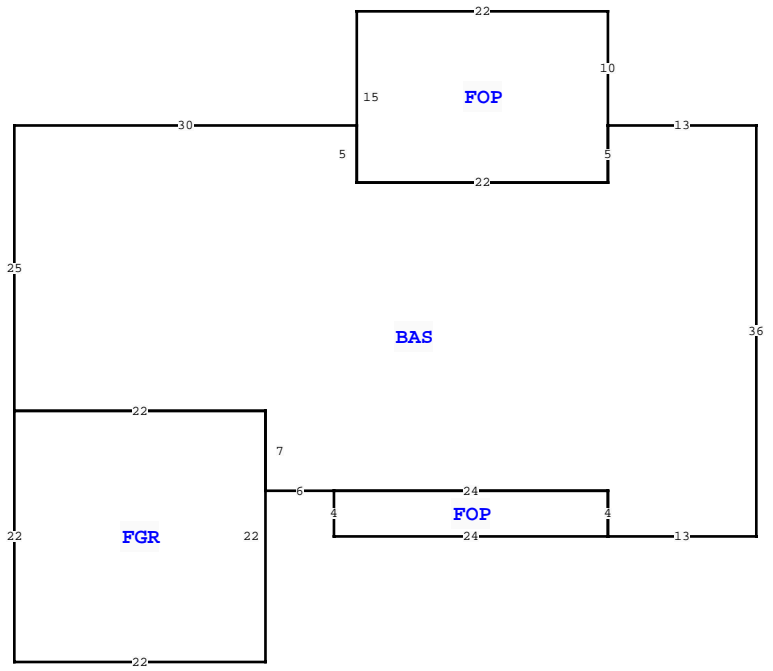
WALKER KENNETH/WALKER MELINDA  
 1149 SW COUNTY ROAD 240  
 LAKE CITY, FL 32025

**2026**

09-5S-17-09171-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,868	100	
FGR	484	55	
FOP	96	30	
FOP	330	30	
TOTALS	2,778		
		2,262	251,698

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,262	124.1856	139.09	314,622	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2006 Heated Area: 1868 HX Base Yr 2006													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			251,698
TOTAL MARKET OB/XF VALUE			5,583
TOTAL LAND VALUE - MARKET			53,100
TOTAL MARKET VALUE			271,404
SOH/AGL Deduction			88,873
ASSESSED VALUE			182,531
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,120
TOTAL JUST VALUE			310,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052060	Roof Replacement	18,500	01/14/2025
22609	SFR	507	12/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1845	11/01/2004	WD	Q	V	03	100

GRANTOR: KEEN  
 GRANTEE: WALKER (SON-IN-LAW)

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N10 W22 S15 E22 N5\$ S5 W22 N5 W30 S25 FGR= S22 E22 N22 W22\$ E22 S7 E6 FOP= S4 E24 N4 W24\$ E24 S4 E13 N36\$.	

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	0166	CONC,PAVMT	0	100	0	1,753.00	UT	2.50	2.50	100	2005	2005	3	100	4,383	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							