

COMM AT SW COR OF NE1/4, RUN E 4
 RUN N 284.46 FT FOR POB, CONT N
 389.01 FT, S 561.14 FT, W 389.01

SAUNDERS CHARLES B/SAUNDERS WENDY L
 1151 SW COUNTY ROAD 240
 LAKE CITY, FL 32025

2026

09-5S-17-09171-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	15	HARDTILE	20
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
Quality	06	06	
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	2,125	100	
FOP	225	30	
FOP	318	30	
TOTALS	2,668		

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%	- 2017								
Heated Area: 2125						HX Base Yr 2017					
TOTALS	2,668			2,288	263,987						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			263,987
TOTAL MARKET OB/XF VALUE			11,312
TOTAL LAND VALUE - MARKET			53,100
TOTAL MARKET VALUE			289,422
SOH/AGL Deduction			120,853
ASSESSED VALUE			168,569
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			117,158
TOTAL JUST VALUE			328,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34457	SFR	740	09/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1629	7/29/2016	WD	U	V	11	100
GRANTOR: MELINDA K & KENNETH W						
GRANTEE: WENDY L & CHARLES B						
1315/1862	5/26/2016	QC	U	V	11	100
GRANTOR: MELINDA K WALKER						
GRANTEE: WENDY L & CHARLES B						

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

BUILDING NOTES	
BAS= W28 S16 W3 S6 E3 S22 FOP= S6 E53 N6 W53\$ E53 N35 FOP= N9 W25 S9 E25\$ W25 N9\$.	

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	0030	BARN,MT	0	24 40	960.00	UT	9.00	9.00	100	2016	2016	3	100	8,640	
2	0166	CONC,PAVMT	0	100 0	1,336.00	UT	2.00	2.00	100	2016	2016	3	100	2,672	

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							