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

2027

09-5S-17-09171-009

BUILDING CHARACTERISTICS

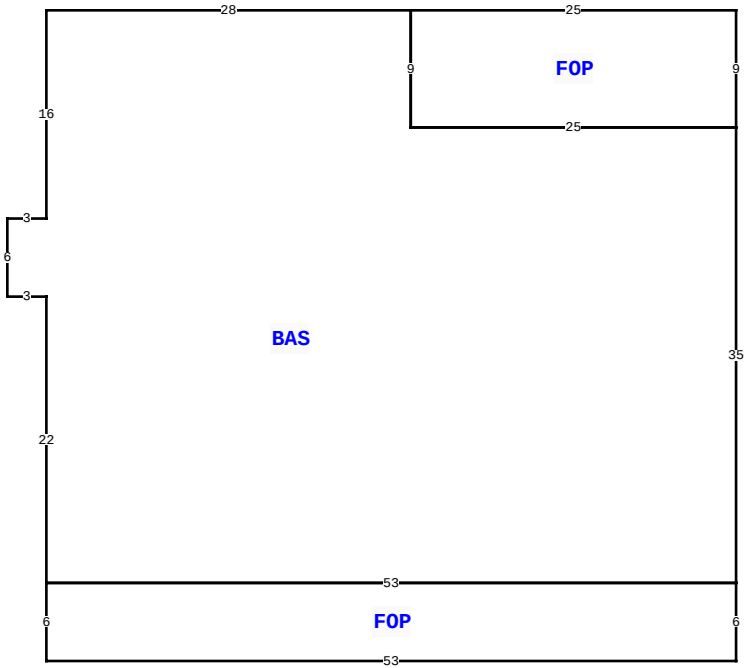
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,125	100		2,125	236,575
FOP	225	30		68	7,570
FOP	318	30		95	10,576
TOTALS	2,668			2,288	254,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	111.2202	122.34	279,914	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2125 HX Base Yr 2017



1151 SW COUNTY ROAD 240 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,722
TOTAL MARKET OB/XF VALUE		11,312
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		280,157
SOH/AGL Deduction		106,824
ASSESSED VALUE		173,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,922
TOTAL JUST VALUE		319,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,777

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 11,312

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	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							

REVIEW DATE 07/31/2017 BY BC Total Acres: 5.01 Total Land Value: 14,123 Market: 40,100 Agricultural: 1,123 Common: 13,000 PRINTED 11/17/2026 BY SYS