

18.5 AC OFF THE S SIDE OF NW1/4
OF SE1/4 & THAT PORTION OF E1/2
S OF C-240, EX THAT PORTION OF A

KEEN SHEROD S IRREVOCABLE TRUST DATED MARCH 30, 20
1038 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09173-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 837,550 TOTAL MARKET VALUE 60,004 SOH/AGL Deduction 0 ASSESSED VALUE 60,004 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,004 TOTAL JUST VALUE 837,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 837,550																
																				PERMIT NUM DESCRIPTION AMT ISSUED																
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE																
																				BUILDING NOTES																
																				BUILDING DIMENSIONS																
DOR CODE 5200 CROPLAND CLS2 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 TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 03/22/2022 MLU																
EXTRA FEATURES										TOTAL OB/XF										0																
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																				
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	145.39	AC		1.00	1.00	1.00	370.00	370.00	53,794																			
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	281.00	281.00	4,496																			
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.12	AC		1.00	1.00	1.00	280.00	280.00	1,714																			
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	167.51	AC		1.00	1.00	1.00	5,000.00	5,000.00	837,550																			
REVIEW DATE 03/22/2022 BY MLU Total Acres: 167.51 Total Land Value: 60,004 Market: 837,550 Agricultural: 60,004 Common: 0 PRINTED 05/08/2026 BY SYS																																				