BEG INTERS OF W LINE OF NW1/4
OF SE1/4 & S R/W OF CR-240, S
499.98 FT, E 468.11 FT, N TO

WALKER TRENTON K/WALKER CHRISTINA L MCGHGHY
1166 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

09-5S-17-09173-004

BUILDING CHARACTERISTICS

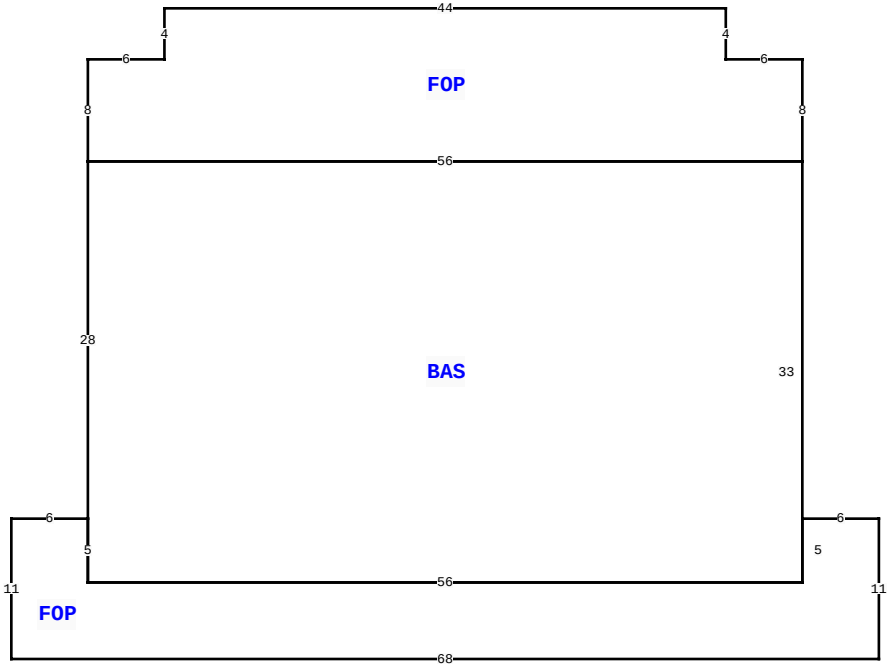
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,848	100		1,848	208,846
FOP	468	30		140	15,821
FOP	624	30		187	21,134
TOTALS	2,940			2,175	245,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	108.1500	118.96	258,738	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1848 HX Base Yr 2022



1166 SW COUNTY ROAD 240 , LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,801
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		261,121
SOH/AGL Deduction		33,263
ASSESSED VALUE		227,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,447
TOTAL JUST VALUE		300,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39611	SFR	0	04/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/0773	12/16/2019	WD	U	V	30	100

GRANTOR: SHEROD S & MARCEL C K

GRANTEE: TRENTON K & CHRISTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-80,-28] W56 S28 S5 E56 N33 $
FOP=[ORIG=-80,-28] N8 W6 N4 W44 S4 W6 S8 E56 $
FOP=[ORIG=-136,0] W6 S11 E68 N11 W6 S5 W56 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 05/05/2020 BY HC Total Acres: 5.00 Total Land Value: 14,120 Market: 40,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS