

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

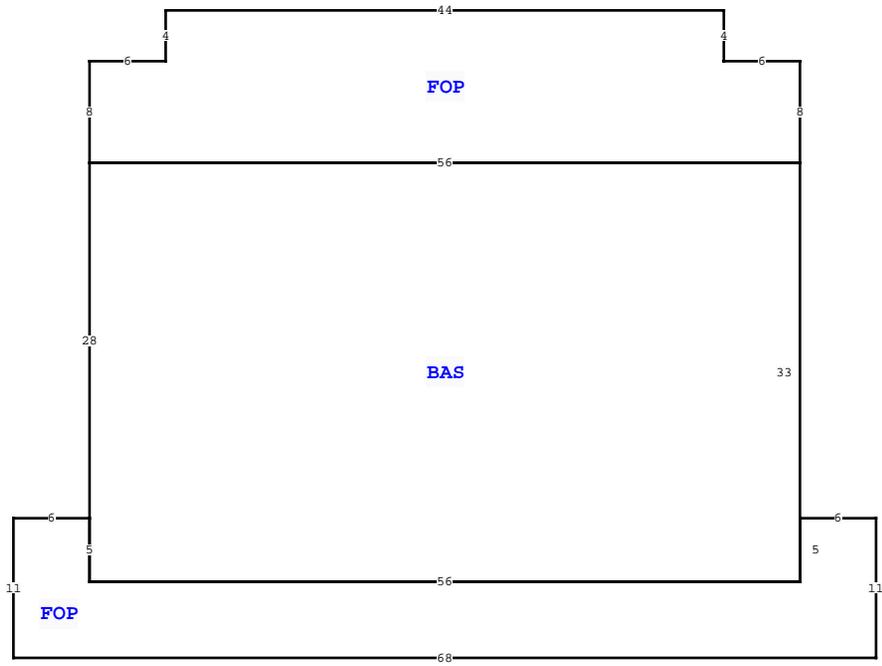
WALKER TRENTON K/WALKER CHRISTINA L MCGHGHY
1166 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09173-004
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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	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
BAS	1,848	100	
FOP	468	30	
FOP	624	30	
TOTALS	2,940		
TOTALS		2,175	254,748

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%	- 2022								
				Heated Area: 1848			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			254,748
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			270,068
SOH/AGL Deduction			48,814
ASSESSED VALUE			221,254
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			169,843
TOTAL JUST VALUE			308,948
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,120

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											
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 \$											

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