BEG INTERS OF S R/W OF CR-240 &
OF NE1/4 OF SE1/4, S 514.70 FT,
N 571.95 FT TO S R/W OF CR-240,

GOODRICH KYLE
906 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09173-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

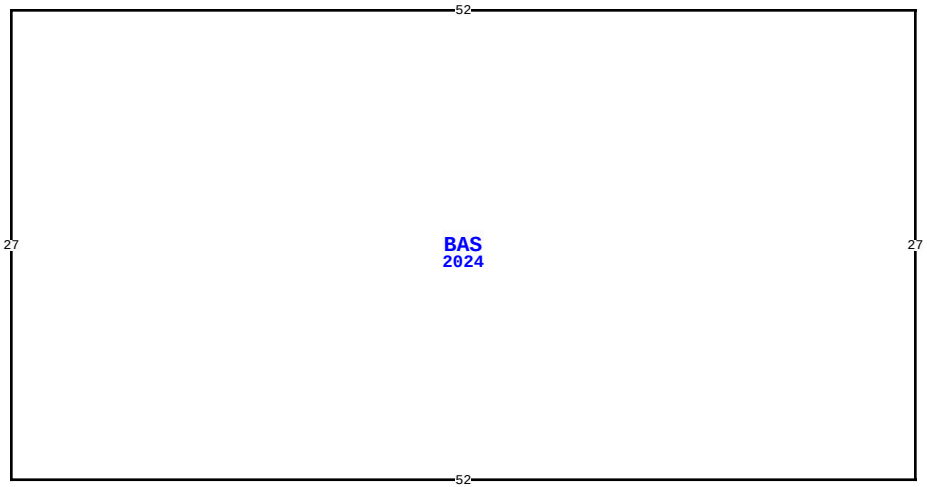
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,404	100	2024	1,404	152,907
TOTALS	1,404			1,404	152,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	114.64	160,955	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1404 HX Base Yr 2024



906 SW COUNTY ROAD 240, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,907
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		224,907
SOH/AGL Deduction		12,838
ASSESSED VALUE		212,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,658
TOTAL JUST VALUE		224,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046462	Mobile Home		02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/393	11/16/2022	WD	U	V	11	100
GRANTOR: KEEN MARCEL C IRREVOC						
GRANTEE: GOODRICH ROBERT S						
1479/499	11/11/2022	WD	U	V	11	100
GRANTOR: GOODRICH ROBERT S						
GRANTEE: GOODRICH KYLE						

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,14] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100					5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/03/2023 BY MLU Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS