

BLKS 93, 94, 95 & BLOCK 114 COLU
LIES SOUTH OF CR 240 & THE SE1/4
THAT ALSO LIES S OF CR 240.

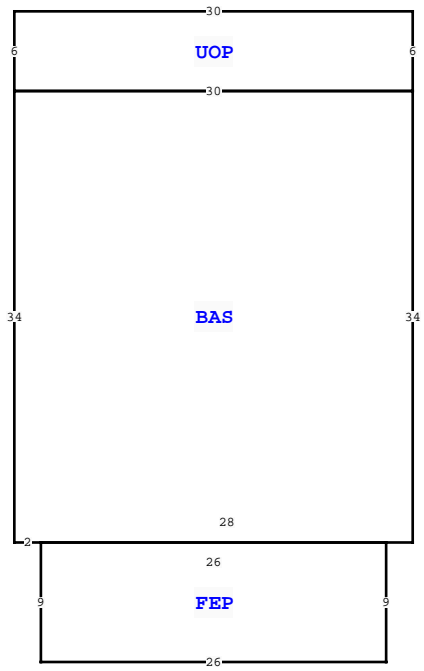
D L WILLIAMS PROPERTY MANAGEMENT LLC
3359 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03522-000
10-5S-16-03522-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,020	100	
FEP	234	80	
UOP	180	20	
TOTALS	1,434		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,243	50.7960	56.89	70,714	1900	1900	0	0	50	35.00	20.00		
1 SINGLE FAM 0% - 0 Heated Area: 1020 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,967
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			23,744
TOTAL MARKET VALUE			79,511
SOH/AGL Deduction			0
ASSESSED VALUE			79,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,511
TOTAL JUST VALUE			79,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36034	M H	375	11/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0953	8/24/2017	WD	U	I	11	100
GRANTOR: DERRICK L WILLIAMS						
GRANTEE: D L WILLIAMS PROPER						
1327/2472	12/20/2016	WD	Q	I	01	25,000
GRANTOR: KATRINA RHODEN, SHEIL						
GRANTEE: DERRICK L WILLIAMS						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/21/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
UOP= N6 W30 S6 E30\$ BAS= W30S34 E2 FEP= S9 E26 N9 W26\$ E28 N34\$.			

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	0		A-1	0.00	0.00	2.71	AC		1.00	1.00	0.80	8,000.00	6,400.00	17,344							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	6,400							

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Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216
			33,824

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,216	115.9000	69.54	84,561	2000	2000	0	0	60.00	40.00		
2 MOBILE HME			0% - 0	Heated Area: 1216			HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS</p> <p>76</p> </div>													
6322 SW COUNTY ROAD 240				LAKE CITY				BLD DATE		LGL DATE		04/21/2026 MLU	
				XF DATE				LAND DATE					
				INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: KATRINA RHODEN, SHEIL						
GRANTEE: DERRICK L WILLIAMS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	