COMM NW COR OF SW1/4 OF NW1/4, R
TO N R/W CR-240, RUN E ALONG R/W
FOR POB, CONT E 210 FT, N 210 FT

KELLUM WYNELL MARIE/CAREY NORANDA LEIGH
6663 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03522-001

BUILDING CHARACTERISTICS

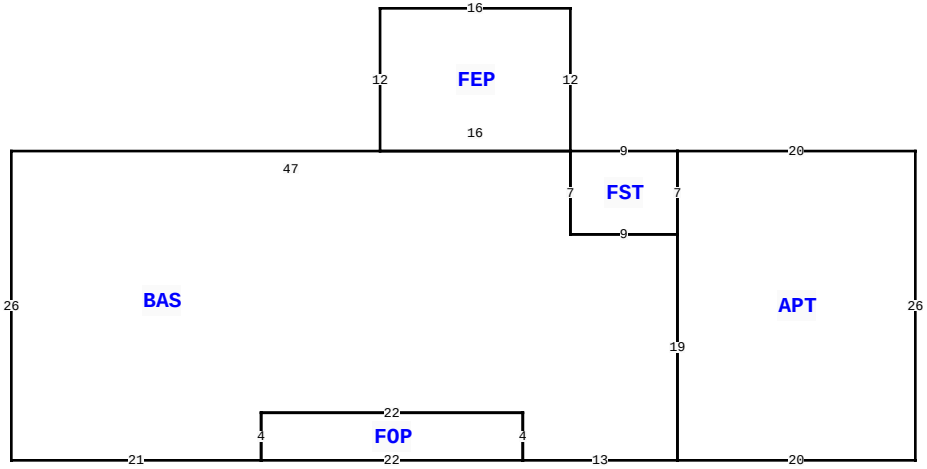
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	520	100		520	44,106
BAS	1,305	100		1,305	110,688
FEP	192	80		154	13,062
FOP	88	30		26	2,205
FST	63	55		35	2,969
TOTALS	2,168			2,040	173,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	118.6310	130.49	266,200	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1825 HX Base Yr 2026



6663 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	04/20/2026 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	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2000	2000	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	30	2000	2000	3	30	240	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,030
TOTAL MARKET OB/XF VALUE		21,476
TOTAL LAND VALUE - MARKET		29,280
TOTAL MARKET VALUE		223,786
SOH/AGL Deduction		45,997
ASSESSED VALUE		177,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,378
TOTAL JUST VALUE		223,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,942

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044333	Electrical Servic	0	05/03/2022
17220	POOL	65	07/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/496	3/20/2025	WD	Q	I	01	290,000
GRANTOR: PARNELL ARIEL D						
GRANTEE: KELLUM WYNELL MARIE						
1431/1673	2/26/2021	WD	Q	I	01	198,000
GRANTOR: JACKSON BENJAMIN W						
GRANTEE: PARNELL ARIEL D						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W20 FST= W9 S7 E9 N7$ S7 BAS= W9 N7 FEP= N12 W16 S12 E16$ W47 S26 E21 FOP= E22 N4 W22S4$ N4 E22 S4 E13 N19$ S19 E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 21,476

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.44	AC		1.00	1.00	0.75	16,000.00	12,000.00	17,280							

REVIEW DATE 05/07/2025 BY TP Total Acres: 2.44 Total Land Value: 29,280 Market: 0 Agricultural: 0 Common: 29,280 PRINTED 11/17/2026 BY SYS