COMM SW COR OF NW1/4, N 6.07 FT
E ALONG R/W 268.07 FT FOR POB, C
N 209.50 FT, W 222.68 FT, S 209.

KIRKMAN DONALD S/KIRKMAN LISA
6869 SW COUNTY RD 240
LAKE CITY, FL 32024

2027

10-5S-16-03522-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

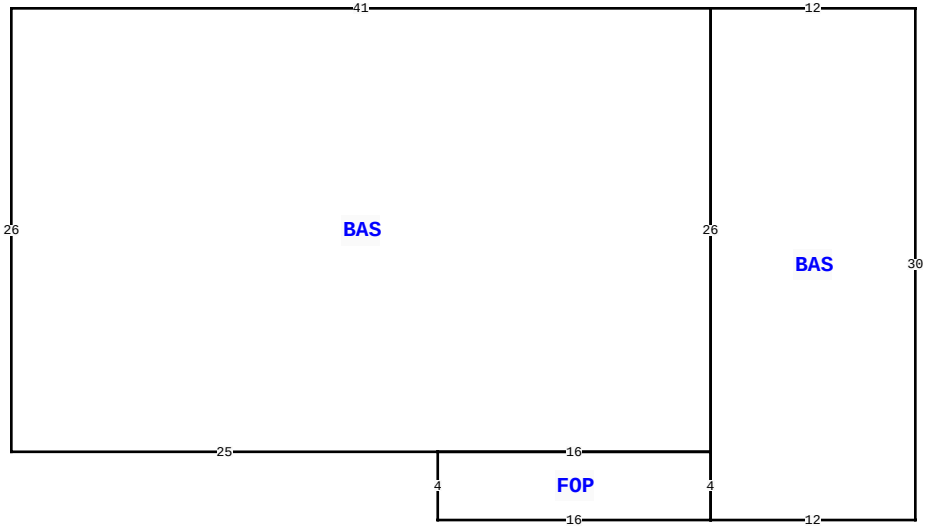
NEIGHBORHOOD/LOC 10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	30,785
BAS	1,066	100		1,066	91,158
FOP	64	30		19	1,625
TOTALS	1,490			1,445	123,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	119.6000	131.56	190,104	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1426 HX Base Yr



6869 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0166	CONC,PAVMT	0	100	20	10	200.00	UT	1.40	1.40	100	0	0	3	100	280	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0252	LEAN-TO W/	0	100	10	22	220.00	UT	2.50	2.50	100	2007	2007	3	100	550	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0296	SHED METAL	0	100	24	12	288.00	UT	14.00	14.00	75	2007	2007	3	75	3,024	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,568
TOTAL MARKET OB/XF VALUE		6,654
TOTAL LAND VALUE - MARKET		19,260
TOTAL MARKET VALUE		149,482
SOH/AGL Deduction		44,228
ASSESSED VALUE		105,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,843
TOTAL JUST VALUE		149,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,727

BLDG:1:1: 1992 DOR STUDY

SALE:1:1: 1.07 ACRES & NEW HOUSE

LAND:1:1: 1992 DOR STUDY FRONTS HWY 240-NEAR COLUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0434	2/08/1990	WD	U	V		5,300

GRANTOR: MERRILL WILLIAMS

GRANTEE: DONALD KIRKMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E25 FOP= S4 E16 N4 W16$ E16 BAS= S4 E12 N30 W12 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,654

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	222.00	209.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							

REVIEW DATE 09/05/2019 BY BC Total Acres: 1.07 Total Land Value: 19,260 Market: 0 Agricultural: 0 Common: 19,260 PRINTED 11/17/2026 BY SYS