COMM NW COR OF SW1/4, S 73.83 FT
CR-240, E ALONG R/W 1060.49 FT F
309.98 FT, S 1294.74 FT, W 370.4

JOHANNESEN IRENE R TRUSTEE
6732 SW COUNTY RD 240
LAKE CITY, FL 32024

2027

10-5S-16-03525-001

BUILDING CHARACTERISTICS

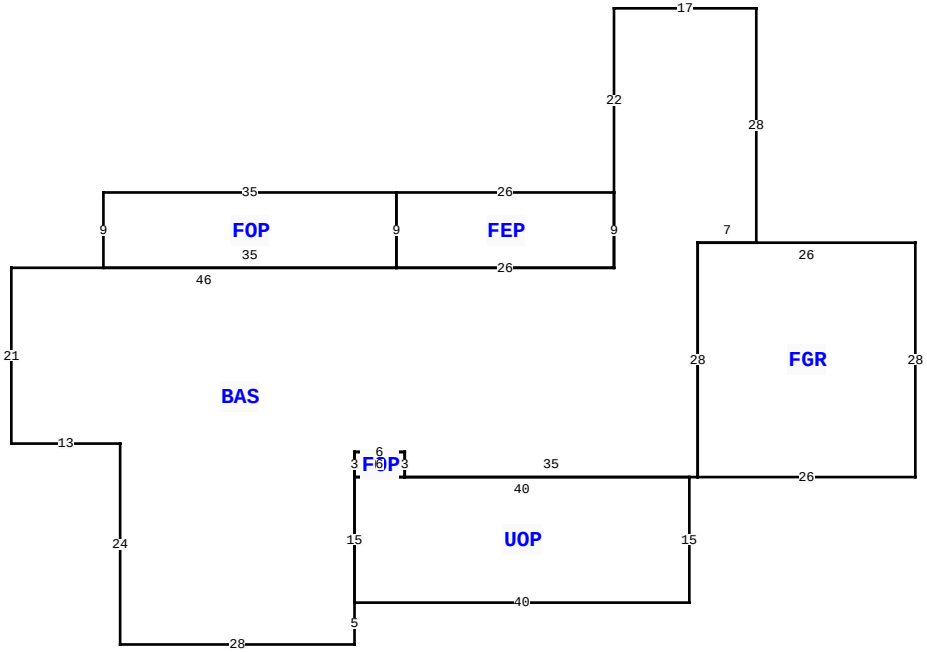
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
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	3,046	100		3,046	248,002
FEP	234	80		187	15,226
FGR	728	55		400	32,568
FOP	18	30		5	407
FOP	315	30		94	7,653
UOP	600	20		120	9,770
TOTALS	4,941			3,852	313,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,852	113.8683	125.26	482,502	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 3046 HX Base Yr 2003



6732 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0327	STABLES-SM	0	0	30	52	1,560.00	UT	14.00	14.00	50	0	0	3	50	10,920	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,504	
5	0040	BARN,POLE	0	100	13	27	351.00	UT	2.50	2.50	100	1997	1997	3	100	878	
6	0119	MASONRY WA	0	100	198	6	1,188.00	UT	5.00	5.00	80	0	0	3	80	4,752	
7	0030	BARN,MT	0	0	24	36	864.00	UT	10.00	10.00	100	1997	1997	3	100	8,640	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,626
TOTAL MARKET OB/XF VALUE		34,969
TOTAL LAND VALUE - MARKET		95,570
TOTAL MARKET VALUE		360,632
SOH/AGL Deduction		91,216
ASSESSED VALUE		269,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,005
TOTAL JUST VALUE		444,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,849

SALE:2:1: 10.06 ACRES PLUS IMPROVEMENTS - MKT 122,
SALE:1:1: 10.06 AC W/ IMPR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055419	Roof Replacement	64,880	04/06/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1125	3/27/2002	WD	P	I	99	290,000
GRANTOR: OSTENDORF'S						
GRANTEE: IRENE R JOHANNESEN						
0836/0767	3/14/1997	WD	Q	I		155,000
GRANTOR: DEROSIERS						
GRANTEE: OSTENDORF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S22 FEP= W26 S9 E26 N9$ S9 W26 FOP= N9 W35 S9E35$ W46 S21 E13 S24 E28 N5 UOP= E40 N15 W40 S15$ N15 FOP= E6 N3 W6 S3$ N3 E6 S3 E35 FGR= E26 N28 W26 S28$ N28 E7 N28$.

LAND DESCRIPTION

TOTAL OB/XF 34,969

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	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,070							

REVIEW DATE 09/09/2019 BY BC Total Acres: 10.06 Total Land Value: 12,037 Market: 86,070 Agricultural: 2,537 Common: 9,500 PRINTED 11/17/2026 BY SYS