

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

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

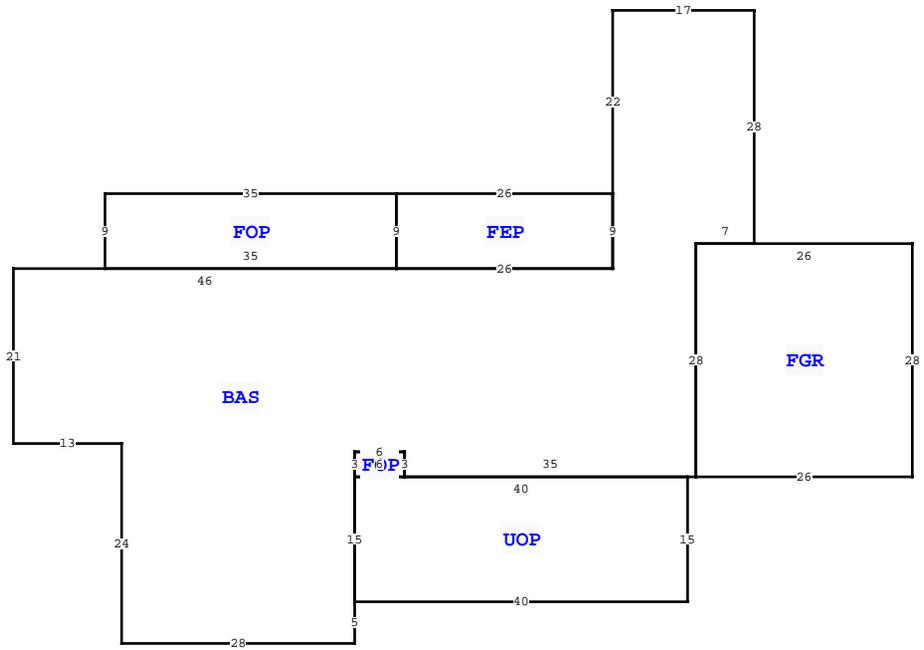
2026

10-5S-16-03525-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,046	100	
FEP	234	80	
FGR	728	55	
FOP	18	30	
FOP	315	30	
UOP	600	20	
TOTALS	4,941		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2003									
			Heated Area: 3046				HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	319,310		
TOTAL MARKET OB/XF VALUE	34,969		
TOTAL LAND VALUE - MARKET	95,570		
TOTAL MARKET VALUE	366,316		
SOH/AGL Deduction	104,103		
ASSESSED VALUE	262,213		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	210,802		
TOTAL JUST VALUE	449,849		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	449,731		
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 / V / RSN / CD
0950/1125	3/27/2002	WD P	I 99
GRANTOR: OSTENDORF 'S			
GRANTEE: IRENE R JOHANNESSEN			
0836/0767	3/14/1997	WD Q	I
GRANTOR: DEROSIERS			
GRANTEE: OSTENDORF			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W17 S22 FEP= W26 S9 E26 N9S S9 W26 FOP= N9 W35 S9E35S W46 S21 E13 S24 E28 N5 UOP= E40 N15 W40 S15S N15 FOP= E6 N3 W6 S3S N3 E6 S3 E35 FGR= E26 N28 W26 S28S N28 E7 N28S.			

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	275	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0327	STABLES-SM	0	0	30	52	1,560.00	UT	14.00	50	0	0	3	50	10,920	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	7,504	
5	0040	BARN, POLE	0	100	13	27	351.00	UT	2.50	100	1997	1997	3	100	878	
6	0119	MASONRY WA	0	100	198	6	1,188.00	UT	5.00	80	0	0	3	80	4,752	
7	0030	BARN, MT	0	0	24	36	864.00	UT	10.00	100	1997	1997	3	100	8,640	
TOTALS													34,969			

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	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								