COMM NW COR OF SW1/4, RUN S 73.8
CR-240, E ALONG R/W 586 FT FOR P
474.49 FT, S 1283.08 FT, W 474.8

J.S. PEN LIVING TRUST DATED NOVEMBER 16, 2007
6812 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03525-003

BUILDING CHARACTERISTICS

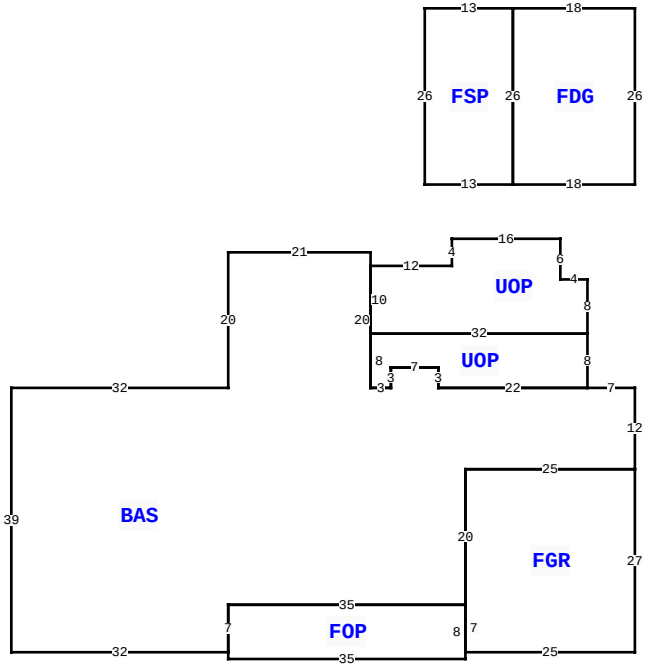
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	3,109	100		3,109	251,204
FDG	468	60		281	22,705
FGR	675	55		371	29,976
FOP	280	30		84	6,787
FSP	338	40		135	10,908
UOP	235	20		47	3,798
UOP	376	20		75	6,060
TOTALS	5,481			4,102	331,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,102	112.7480	124.02	508,730	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 0 Heated Area: 3109 HX Base Yr



6812 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,438
TOTAL MARKET OB/XF VALUE		6,954
TOTAL LAND VALUE - MARKET		118,235
TOTAL MARKET VALUE		350,507
SOH/AGL Deduction		94,560
ASSESSED VALUE		255,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,536
TOTAL JUST VALUE		456,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2380	2/19/2025	WD	U	I	11	100
GRANTOR: BEAMSLEY JAMES C						
GRANTEE: J.S. PEN LIVING TRU						
0746/1263	5/29/1991	WD	Q	I		165,000
GRANTOR: GEORGE KERCE						
GRANTEE: JAMES BEAMSLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N8 UOP= N8 W4 N6 W16 S4 W12 S10 E32$ W32 S8 E3 N3E7 S3 E22$ W22 N3 W7 S3 W3 N20W21 S20 W32 S39 E32 FOP= S1 E35 N8 W35 S7$ N7 E35 FGR= S7E25 N27 W25 S20$N20 E25 N12$ PTR=N30 FDG= N26 W18 FSP= W13 S26 E13 N26$ S26 E18$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	27	20	540.00	UT	1.40	1.40	100	0	0	3	100	756	
3	0260	PAVEMENT-A	0	100	11	318	3,498.00	UT	1.50	1.50	80	2007	2007	3	80	4,198	

LAND DESCRIPTION

TOTAL OB/XF 6,954

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	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	280.00	280.00	3,615							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	8,500.00	8,500.00	109,735							

REVIEW DATE 09/09/2019 BY BC Total Acres: 13.91 Total Land Value: 12,115 Market: 109,735 Agricultural: 3,615 Common: 8,500 PRINTED 11/17/2026 BY SYS