COMM NW COR SW/14, S 73.61 FT TO ALONG R/W 336 FT FOR POB, CONT E FT, S 300 FT, W 250 FT, N 300 FT

PERRY MATTHEW GLEN/PERRY CONNIE LYNN
6848 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03525-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

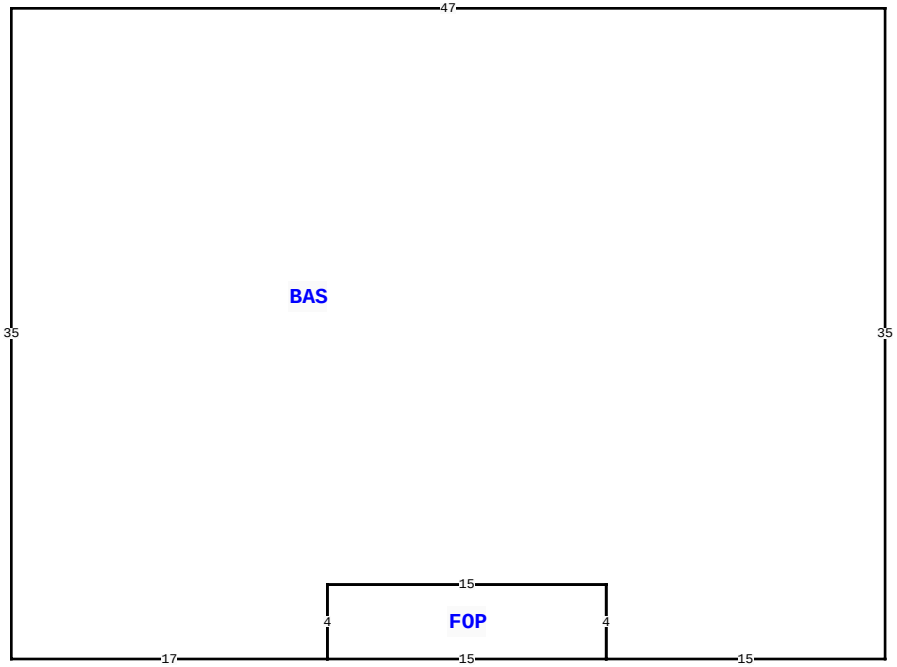
NEIGHBORHOOD/LOC 10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	186,753
FOP	60	30		18	2,121
TOTALS	1,645			1,603	188,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	142.8178	157.10	251,831	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1585 HX Base Yr 2021



6848 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 04/20/2026 MLU

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	1,048.00	UT	2.00	2.00	100	2000	2000	3	100	2,096	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0031	BARN,MT AE	0	100	30	54	1,620.00	UT	30.00	30.00	100	2017	2017	3	100	48,600	
5	0251	LEAN TO W/	0	100	12	19	228.00	UT	10.00	10.00	100	2017	2017	3	100	2,280	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,873
TOTAL MARKET OB/XF VALUE		54,976
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		271,049
SOH/AGL Deduction		121,047
ASSESSED VALUE		150,002
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,591
TOTAL JUST VALUE		271,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35237	STORAGE	597	04/26/2017
16215	SFR	265	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2462	8/20/2020	WD	Q	I	01	265,900
GRANTOR: DONNA & LEWIS L WORDE						
GRANTEE: MATTHEW GLEN & CONN						
1331/2240	2/23/2017	WD	Q	I	01	172,000
GRANTOR: CHRISTOPHER CURRY						
GRANTEE: DONNA & LEWIS L WOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S35 E17 FOP= E15 N4 W15 S4$ N4 E15 S4 E15 N35$.

LAND DESCRIPTION

TOTAL OB/XF 54,976

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	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							

REVIEW DATE 10/05/2020 BY ME Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/17/2026 BY SYS