BLOCK 98 COLUMBIA CITY, EX THE
N 8.50 FT FOR R/W FOR CR-240,
ALL LYING W OF SR-47 & ALSO TO

WEE CARE PRE-SCHOOL & DAYCARE INC
6170 SW CR 240
LAKE CITY, FL 32024

2027

10-5S-16-03552-000

BUILDING CHARACTERISTICS

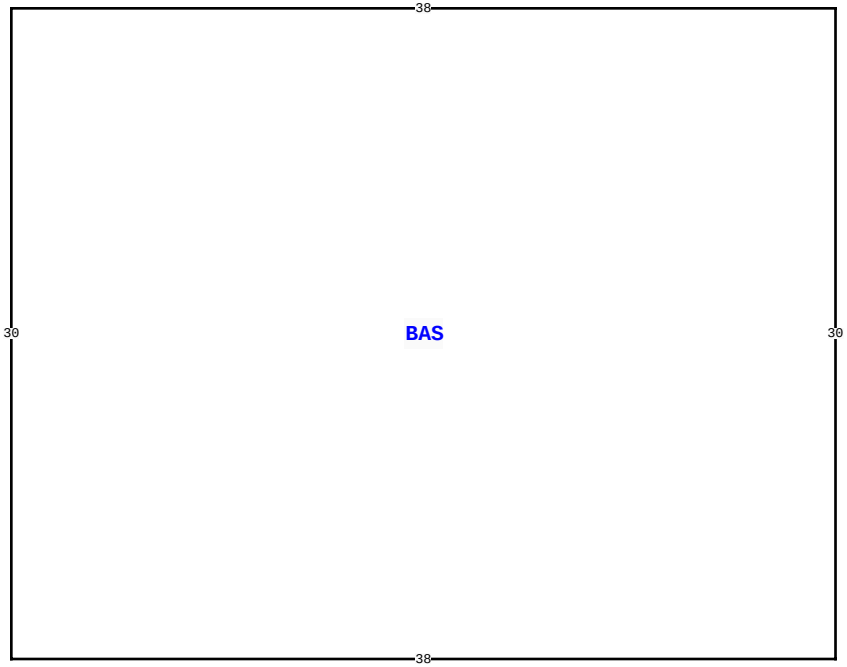
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	37,361
TOTALS	1,140			1,140	37,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	1,140	76.3980	50.42	57,479	1999	1999	0	0	0	35.00	65.00

2 DAY CARE 0% - 0 Heated Area: 1140 HX Base Yr



6170 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	04/26/2022 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	950.00	UT	2.00	2.00	100	1997	1997	3	100	1,900	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	231,280
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	12,090
TOTAL MARKET VALUE	249,670
SOH/AGL Deduction	0
ASSESSED VALUE	249,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,670
TOTAL JUST VALUE	249,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045398	Roof Replacement	52,473	09/08/2022
26126	SFR	275	08/14/2007
15817	COMMERCIAL	100	07/26/1999
15241	M H	125	03/19/1999
11054	RECONNECT	30	04/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1609	7/06/2007	WD	Q	I	01	100
GRANTOR: KIMBERLY L & ADAM T S						
GRANTEE: WEE CARE PRE-SCHOOL						
0978/1686	3/21/2003	WD	Q	I		117,000
GRANTOR: BOBBIE POTTER CLARK						
GRANTEE: KIMBERLY L & ADAM T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S30 E38 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	7200	C	SCHOOL PRI	0		A-1	0.00	0.00	0.62	AC		1.00	1.00	1.50	13,000.00	19,500.00	12,090							

REVIEW DATE 04/28/2026 BY robin Total Acres: 0.62 Total Land Value: 12,090 Market: 0 Agricultural: 0 Common: 12,090 PRINTED 11/16/2026 BY SYS

BLOCK 98 COLUMBIA CITY, EX THE N 8.50 FT FOR R/W FOR CR-240, ALL LYING W OF SR-47 & ALSO TO

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2027

10-5S-16-03552-000

BUILDING CHARACTERISTICS

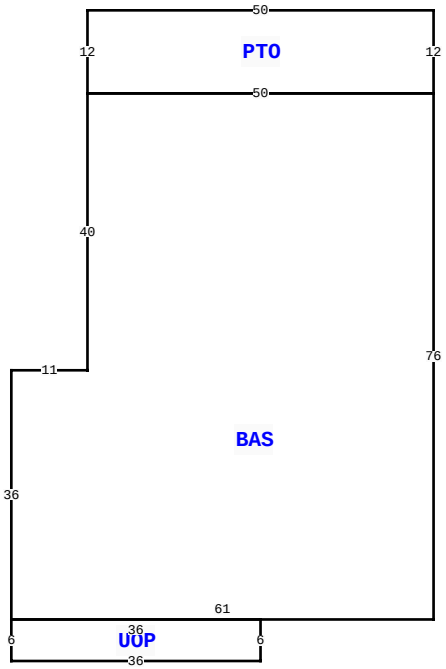
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,196	100		4,196	190,603
PTO	600	5		30	1,362
UOP	216	20		43	1,953
TOTALS	5,012			4,269	193,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	4,269	84.9750	56.08	239,406	2007	2007	0	0	0	19.00	81.00

4 DAY CARE 0% - 0 Heated Area: 4196 HX Base Yr



6170 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	249,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0978/1686	3/21/2003	WD	Q	I		117,000
GRANTOR: BOBBIE POTTER CLARK						
GRANTEE: KIMBERLY L & ADAM T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N76 PTO= N12 W50 S12 E50$ W50 S40 W11 S36 UOP= S6 E36 N6 W36$ E61$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/28/2026 BY robin Total Acres: 0.62 Total Land Value: 12,090 Market: 0 Agricultural: 0 Common: 12,090 PRINTED 11/16/2026 BY SYS