

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

2026

10-5S-16-03552-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	7200PRVT SCHL/DAY CARE		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		39,629

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	53.48	60,967	1999	1999	0	0	35.00	65.00														
2 DAY CARE 0% - 0 Heated Area: 1140 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/26/2022</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/26/2022	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	245,304		
TOTAL MARKET OB/XF VALUE	6,300		
TOTAL LAND VALUE - MARKET	12,090		
TOTAL MARKET VALUE	263,694		
SOH/AGL Deduction	0		
ASSESSED VALUE	263,694		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	263,694		
TOTAL JUST VALUE	263,694		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,214		

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						

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	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
2	0166	CONC, PAVMT	0	0	0	950.00	UT	2.00	2.00	100	1997	1997	3	100	1,900	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
TOTALS														6,300		

BUILDING NOTES													
6170 SW COUNTY ROAD 240 , LAKE CITY													

BUILDING DIMENSIONS													
BAS= W38 S30 E38 N30\$.													

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	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							

