COMM NW COR OF SW1/4 OF SW1/4, R
FT TO S R/W CR-240, S 67 DEG E A
30 FT FOR POB, CONT S 67 DEG E

GENDRON MARGUERITE L
698 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

10-5S-17-09181-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

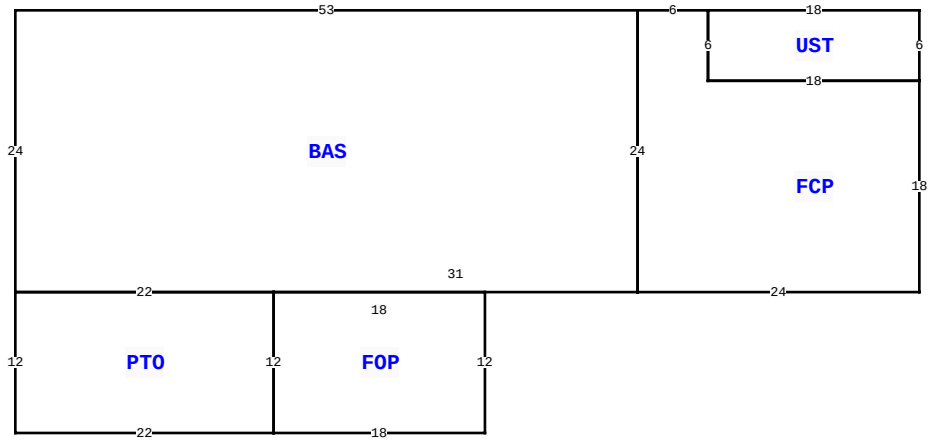
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	105,442
FCP	468	25		117	9,699
FOP	216	30		65	5,388
PTO	264	5		13	1,078
UST	108	45		49	4,062
TOTALS	2,328			1,516	125,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,516	111.8700	127.53	193,335	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1272 HX Base Yr 2021



698 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,668
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		10,395
TOTAL MARKET VALUE		140,563
SOH/AGL Deduction		39,992
ASSESSED VALUE		100,571
TOTAL EXEMPTION VALUE	HX HB WX SX	100,571
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/1875	4/11/2019	WD	Q	I	01	85,000
GRANTOR: KEITH C KURTZ						
GRANTEE: FERNAND E & MARGUER						
1205/2677	11/30/2010	WD	Q	I	01	75,000
GRANTOR: INEZ SAULS						
GRANTEE: KEITH C KURTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S24 PTO= S12 E22 N12 W22$ E22 FOP= S12 E18 N12 W18$
E31 FCP= E24 N18 UST= N6 W18 S6 E18$ W18 N6 W6 S24$ N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0.35	AC		1.00	1.00	1.65	18,000.00	29,700.00	10,395							

REVIEW DATE 07/31/2017 BY RP Total Acres: 0.35 Total Land Value: 10,395 Market: 0 Agricultural: 0 Common: 10,395 PRINTED 05/08/2026 BY SYS