E1/2 OF SW1/4 OF SW1/4 & W 28
AC OF SE1/4 OF SW1/4 EX RD R/W.

DICKS NORMAN TERRY
452 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

10-5S-17-09183-001

BUILDING CHARACTERISTICS

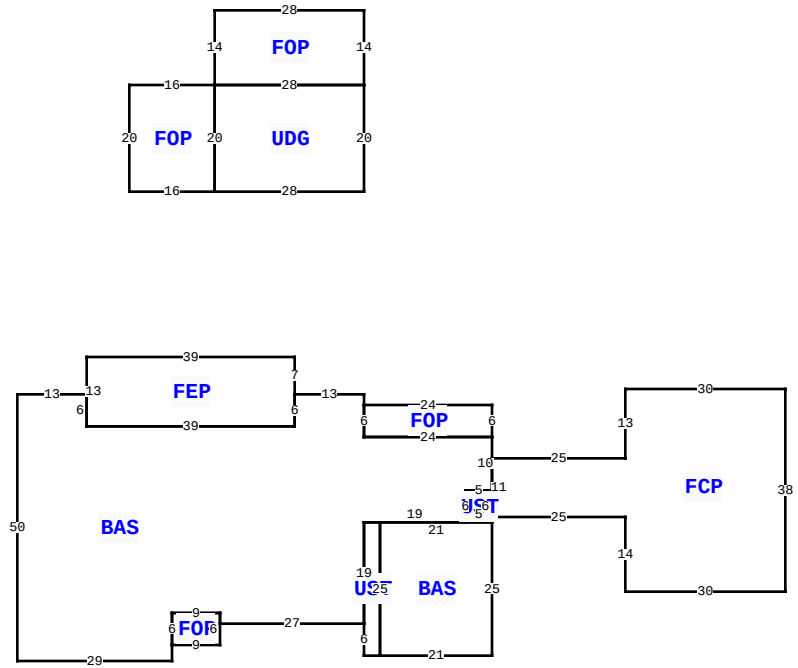
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	5000	IMPROVED AG
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	525	100		525	36,934
BAS	3,100	100		3,100	218,085
FCP	1,415	25		354	24,904
FEP	507	80		406	28,562
FOP	54	30		16	1,126
FOP	144	30		43	3,025
FOP	320	30		96	6,754
FOP	392	30		118	8,302
UDG	560	55		308	21,668
UST	30	45		14	985
TOTALS	7,122			5,014	352,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,014	106.5900	117.25	587,892	1988	1988	0	5	0	35.00	60.00

1 SINGLE FAM 100% - 0 Heated Area: 3625 HX Base Yr



** This building has 11 Sub-Areas

452 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	352,735
TOTAL MARKET OB/XF VALUE	53,855
TOTAL LAND VALUE - MARKET	276,000
TOTAL MARKET VALUE	425,190
SOH/AGL Deduction	123,087
ASSESSED VALUE	302,103
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	250,692
TOTAL JUST VALUE	682,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047175	Electrical Servic	0	05/09/2023
40664	ELECTRICAL	0	10/05/2020
40422	ADDN SFR	0	08/21/2020
40008	REMODEL	0	06/23/2020
35822	POOL ENCL	156	09/28/2017
35241	POOL	350	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	40	640.00	UT	52.50	52.50	100	2017	2017	3	84	28,224	
4	0282	POOL ENCL	0	100	0	0	2,344.00	UT	11.25	11.25	100	2017	2017	3	57	15,031	
5	0166	CONC,PAVMT	0	100	30	140	1.00	UT	8,400.00	8,400.00	100	2021	2020		100	8,400	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N2 W13 S6 W39 N6 W13 S50 E29 N3 N6 E9 S2 E27 N19 E19 N6 E5 N10 W24 N6 $
FCP=[ORIG=79,-3] W30 S13 W25 S11 E25 S14 E30 N38 $
UDG=[ORIG=0,-40] N20 W28 S20 E28 $
BAS=[ORIG=3,47] E21 N25 W21 S25 $
FEP=[ORIG=-13,-2] N7 W39 S13 E39 N6 $
FOP=[ORIG=0,-60] N14 W28 S14 E28 $
FOP=[ORIG=-28,-60] W16 S20 E16 N20 $
FOP=[ORIG=24,6] N6 W24 S6 E24 $
UST=[ORIG=0,41] S6 E3 N25 W3 S19 $
FOP=[ORIG=-36,45] E9 N6 W9 S6 $
UST=[ORIG=19,22] E5 N6 W5 S6 $

LAND DESCRIPTION

TOTAL OB/XF 53,855

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	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	280.00	280.00	12,600							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	270,000							

REVIEW DATE 05/16/2023 BY TW Total Acres: 46.00 Total Land Value: 18,600 Market: 270,000 Agricultural: 12,600 Common: 6,000 PRINTED 11/17/2026 BY SYS