LOT 1 COLUMBIA MEADOWS S/D.
640-321, 778-1704, WD 1052-195,

GRAY FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 201
15520 JOHNS LAKE RD
CLERMONT, FL 34711

2027

11-5S-16-03564-101

BUILDING CHARACTERISTICS

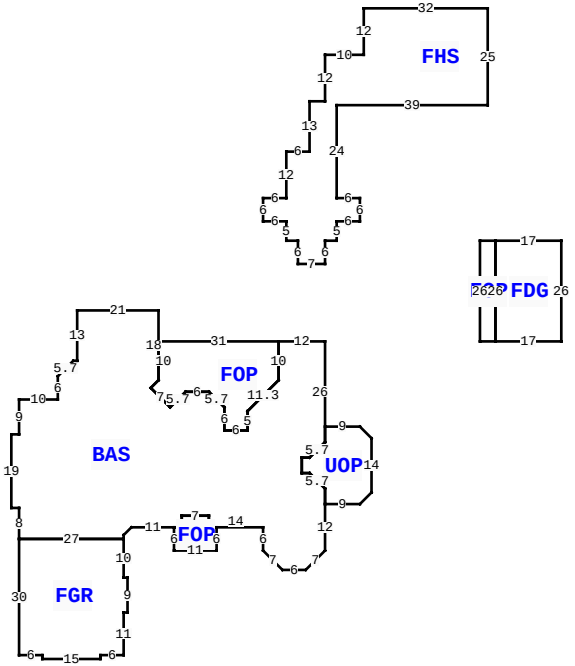
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,490	100		3,490	457,904
FDG	442	60		265	34,770
FGR	834	55		459	60,223
FHS	1,431	60		859	112,705
FOP	87	30		26	3,411
FOP	104	30		31	4,067
FOP	499	30		150	19,681
UOP	271	20		54	7,085
TOTALS	7,158			5,334	699,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,334	137.1003	150.81	804,421	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 0% - 2025 Heated Area: 4921 HX Base Yr



5110 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	5,644.00	UT	2.00	2.00	100	2012	2012	3	100	11,288	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	699,846
TOTAL MARKET OB/XF VALUE	13,288
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	768,134
SOH/AGL Deduction	0
ASSESSED VALUE	768,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	768,134
TOTAL JUST VALUE	768,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	780,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28339	SFR	1,400	01/26/2010
27443	SFR	1,728	10/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1618	7/10/2019	WD	Q	I	01	530,000
GRANTOR: AARON M & LORIE LEGAR						
GRANTEE: GRAY FAMILY REVOCAB						
1334/1481	4/10/2017	WD	Q	I	01	535,000
GRANTOR: MARK A & TAMMY D MAGS						
GRANTEE: AARON M & LORIE LEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W31 S10 L2 D2 D5 R5 R4 U4 E6 D4 R4 S6 E6 N5 R8 U8 N10$ S10 D8 L8 S5 W6 N6 L4 U4 W6 D4 L4 L5 U5 U2 R2 N18 W21 S13 W1 D4 L4 S6 W10 S9 W2 S19 E2 S8 FGR= S30 E6 S1 E15 N1 E6 N11 E1 N9 W1 N10 W27 $ E27 N1 U2 R2 E11 FOP= S6 E11 N6 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E14 S6 R5 D5 E6 U5 R5 N12 UOP= E9 U3 R3 N14 L3 U3 W9 S4 L4 D4 W2 S4 E2 D4 R4 S4$ N4 L4 U4 W2 N4 E2 U4 R4 N26$ PTR= N20 FHS= N6 E3 N5 E6 N6 W6 N24 E39 N25 W32 S12 W10 S12 W4 S13 W6 S12 W6 S6 E6 S5 E3 S6 E7$ S20$ PTR= E40 FOP= E4 FDG= E17 N26 W17 S26$ N26 W4 S26$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 13,288

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/19/2019 BY BC Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS