BEG 976.11 FT N OF SE COR OF
W1/2 OF NE1/4 BEING ON N R/W
SR-240, RUN W ALONG R/W 375.8

PHILPOT RICHARD B/PHILPOT LEANNE
5207 SW CR 240
LAKE CITY, FL 32024

**2027**

**11-5S-16-03568-001**

## BUILDING CHARACTERISTICS

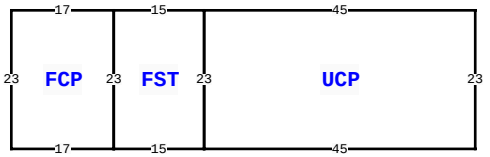
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 01 |
| NEIGHBORHOOD/LOC | 11516.00 | 1.00/ |

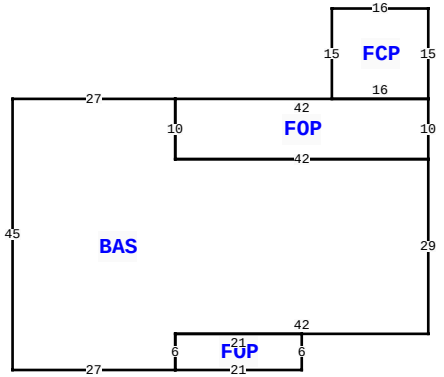
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,433 | 100 | | 2,433 | 183,448 |
| FCP | 240 | 25 | | 60 | 4,524 |
| FCP | 391 | 25 | | 98 | 7,389 |
| FOP | 126 | 30 | | 38 | 2,865 |
| FOP | 420 | 30 | | 126 | 9,500 |
| FST | 345 | 55 | | 190 | 14,326 |
| UCP | 1,035 | 20 | | 207 | 15,608 |
| TOTALS | 4,990 | | | 3,152 | 237,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,152 | 105.4500 | 116.00 | 365,632 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2433 HX Base Yr




5207 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 237,661 |
| TOTAL MARKET OB/XF VALUE | 16,900 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 314,561 |
| SOH/AGL Deduction | 130,655 |
| ASSESSED VALUE | 183,906 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 132,495 |
| TOTAL JUST VALUE | 314,561 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 318,863 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051759 | Roof Replacement | 17,000 | 12/09/2024 |
| 12183 | PUMP/UTPOL | 30 | 02/20/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1248/2589 | 8/22/2012 | QC | U | I | 14 | 100 |

GRANTOR: RICHARD B & LEANNE B

GRANTEE: RICHARD B & G LEANN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 S45 E27 FOP= E21 N6W21 S6$ N6 E42 N29 FOP= N10 FCP= N15 W16 S15 E16$ W42 S10 E42$ W42 N10$ PTR= N40 UCP= N23 W45 FST= W15 FCP= W17 S23 E17 N23$ S23 E15 N23$ S23 E45$ S40$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 3,500 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 40 | 60 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 10,000 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,900

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |

REVIEW DATE 02/04/2025 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS