COMM AT NW COR OF NE1/4 RUN E 73
CONT E 615.57 FT, S 1066.35 FT,
S 566.96 FT TO N R/W OF C R 240,

**PHILPOT RICHARD B/PHILPOT G LEANNE B**
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2026**

**11-5S-16-03568-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

5279 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 8,500 |
| TOTAL LAND VALUE - MARKET | 134,475 |
| TOTAL MARKET VALUE | 13,520 |
| SOH/AGL Deduction | 1,546 |
| ASSESSED VALUE | 11,974 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,974 |
| TOTAL JUST VALUE | 142,975 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/1566 | 4/10/2018 | QC | U | V | 11 | 100 |
| GRANTOR: LEANNE B PHILPOT & RI | | | | | | |
| GRANTEE: RICHARD B & G LEANN | | | | | | |
| 1083/2137 | 4/11/2006 | QC | Q | V | 06 | 100 |
| GRANTOR: LANA H BROWN SURVIVIN | | | | | | |
| GRANTEE: LEANNE B PHILPOT & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,500

| 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 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 17.93 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,020 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 17.93 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 134,475 | | | | | | | |

REVIEW DATE 09/16/2019 BY BC Total Acres: 17.93 Total Land Value: 5,020 Market: 134,475 Agricultural: 5,020 Common: 0 PRINTED 05/08/2026 BY SYS