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

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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 06/22/2026 BY SYS