

LOT 1 BLOCK B WILSON PLACE S/D.  
WD 1027-2207, 2208, WD 1322-981,

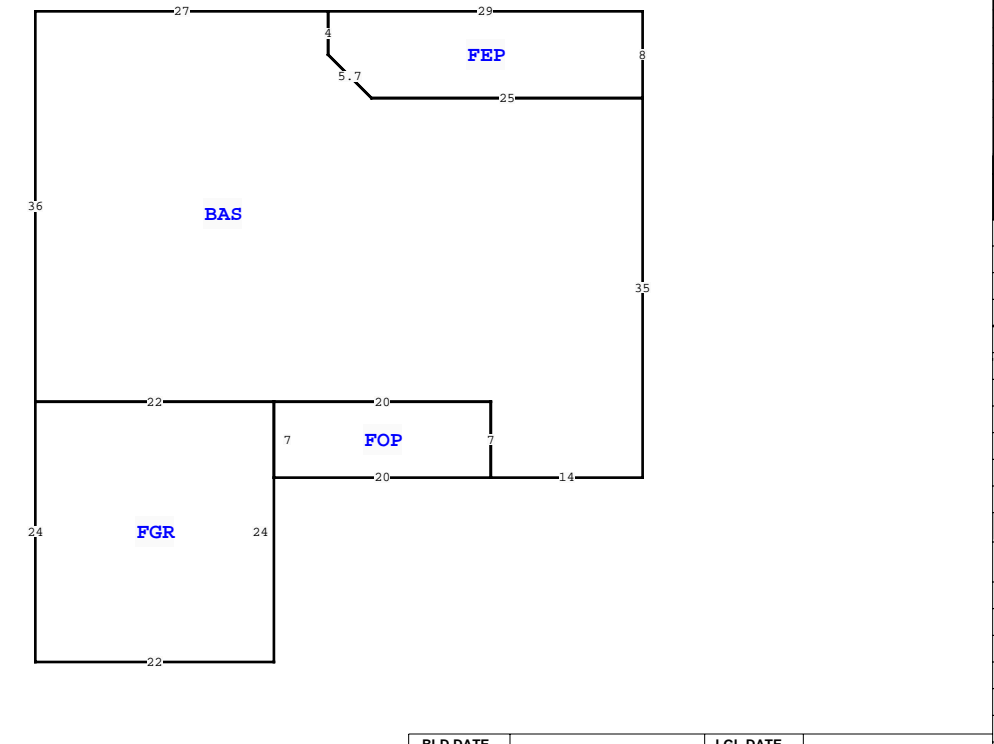
RUTLEDGE ROBERT W/RUTLEDGE CHANNON M  
5434 SE CR 240  
LAKE CITY, FL 32024

**2026**

11-5S-16-03570-101  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,401	124.1460	139.04	333,835	2017	2017	0	0	0	8.00	92.00



Quality	07 07				
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	1,890	100		1,890	241,763
FEP	224	80		179	22,897
FGR	528	55		290	37,096
FOP	140	30		42	5,373
TOTALS	2,782			2,401	307,128

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			307,128
TOTAL MARKET OB/XF VALUE			46,418
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			408,546
SOH/AGL Deduction			122,604
ASSESSED VALUE			285,942
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			234,531
TOTAL JUST VALUE			408,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35243	POOL	250	04/27/2017
35092	GARAGE	137	03/27/2017
35030	SFR	965	03/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0981	9/19/2016	WD Q	Q	V	01	42,000
GRANTOR: DON C & BARBARA C GER						
GRANTEE: ROBERT W & CHANNON						
1027/2208	9/24/2004	WD Q	Q	V		49,800
GRANTOR: MICAH LINTON						
GRANTEE: DON C & BARBARA C G						

EXTRA FEATURES															5434 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	LGL DATE	MLU	
L N	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	XF DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	100	0	0	772.00	UT	2.00	2.00	100	2017	2017	3	100	1,544				
2	0060	CARPORT F	0	100	22	24	528.00	UT	3.50	3.50	100	2017	2017	3	100	1,848				
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2017	2017	3	84	30,106				
4	0251	LEAN TO W/	0	100	16	30	480.00	UT	3.50	3.50	100	2017	2017	3	100	1,680				
5	0031	BARN, MT AE	0	100	22	30	660.00	UT	9.00	9.00	100	2017	2017	3	100	5,940				
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300				
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000				
TOTALS																	46,418			

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W27 S36 FGR= S24 E22 N24 W22\$ E22 FOP= S7 E20 N7 W20\$ E20 S7 E14 N35 FEP= N8 W29 S4 D4 R4 E25\$ W25 L4 U4 N4\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							