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

2027

11-5S-16-03570-101

BUILDING CHARACTERISTICS

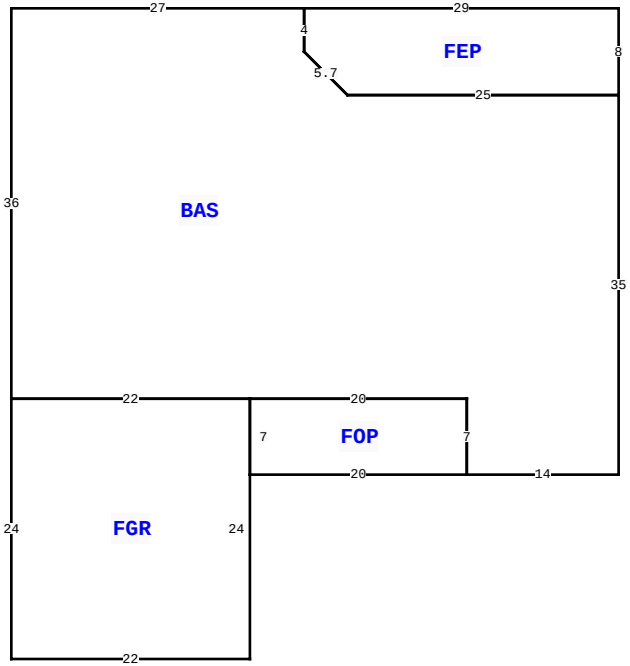
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	237,450
FEP	224	80		179	22,488
FGR	528	55		290	36,434
FOP	140	30		42	5,277
TOTALS	2,782			2,401	301,651

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	136.56	327,881	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1890 HX Base Yr 2018



5434 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	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	

LAND DESCRIPTION

TOTAL OB/XF 46,418

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/18/2019 BY BC Total Acres: 6.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		301,651
TOTAL MARKET OB/XF VALUE		46,418
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,069
SOH/AGL Deduction		108,549
ASSESSED VALUE		294,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,109
TOTAL JUST VALUE		403,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,546

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	V	01	42,000
GRANTOR: DON C & BARBARA C GER						
GRANTEE: ROBERT W & CHANNON						
1027/2208	9/24/2004	WD	Q	V		49,800
GRANTOR: MICAH LINTON						
GRANTEE: DON C & BARBARA C G						

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$.