LOT 2 BLOCK B WILSON PLACE S/D.
946-497, WD 1035-1806, QC 1140-4

SKOWRON MATTHEW J
5482 SW COUNTY RD 240
LAKE CITY, FL 32024

2027

11-5S-16-03570-102

BUILDING CHARACTERISTICS

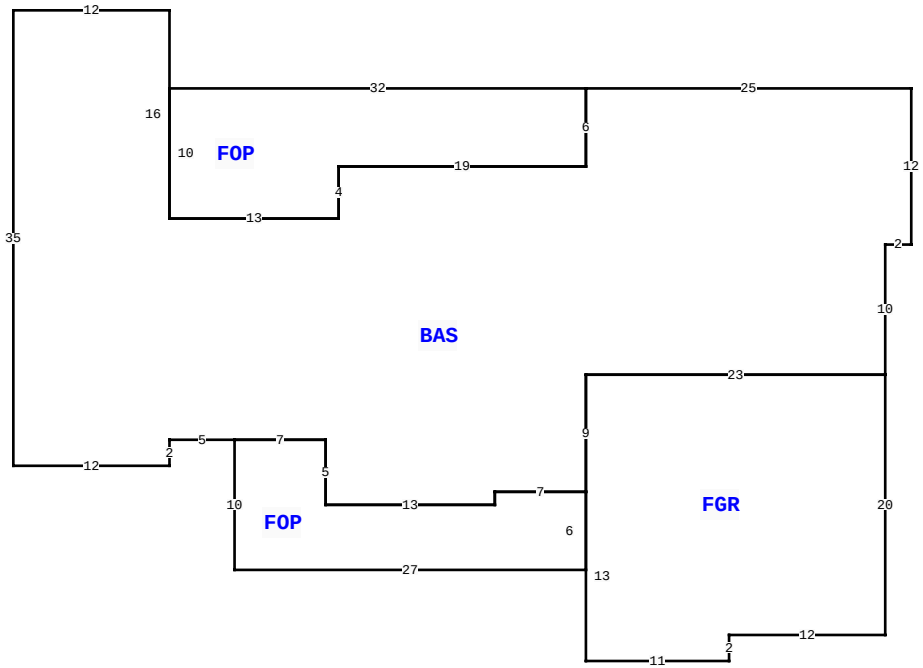
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,663	100		1,663	192,703
FGR	482	55		265	30,707
FOP	177	30		53	6,141
FOP	244	30		73	8,459
TOTALS	2,566			2,054	238,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	122.4916	134.74	276,756	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1663 HX Base Yr 2012



5482 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	644.00	UT	2.00	2.00	100	2011	2011	3	100	1,288	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,010
TOTAL MARKET OB/XF VALUE	2,488
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	295,498
SOH/AGL Deduction	87,237
ASSESSED VALUE	208,261
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	156,850
TOTAL JUST VALUE	295,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28501	SFR	755	04/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2529	5/31/2024	WD	U	I	11	100
GRANTOR: SHAHEEN JENNIFER MARI						
GRANTEE: SKOWRON MATTHEW J						
1140/0486	1/05/2008	QC	Q	V	01	33,000
GRANTOR: MATTHEW R SKOWRON						
GRANTEE: MATTHEW J SKOWRON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W32 S10 E13 N4 E19 N6$ S6 W19 S4 W13 N16 W12 S35 E12 N2 E5 FOP= S10 E27 N6 W7 S1 W13 N5 W7$ E7 S5 E13 N1 E7 FGR= S13 E11 N2 E12 N20 W23 S9$ N9 E23 N10 E2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,488

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	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: 5.79 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS