LOT 3 BLOCK B WILSON PLACE S/D.

1025-103, CT 1276-1841, WD 1289-

WILLIS MICHAEL/WILLIS SUZIE
5600 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

11-5S-16-03570-103

BUILDING CHARACTERISTICS

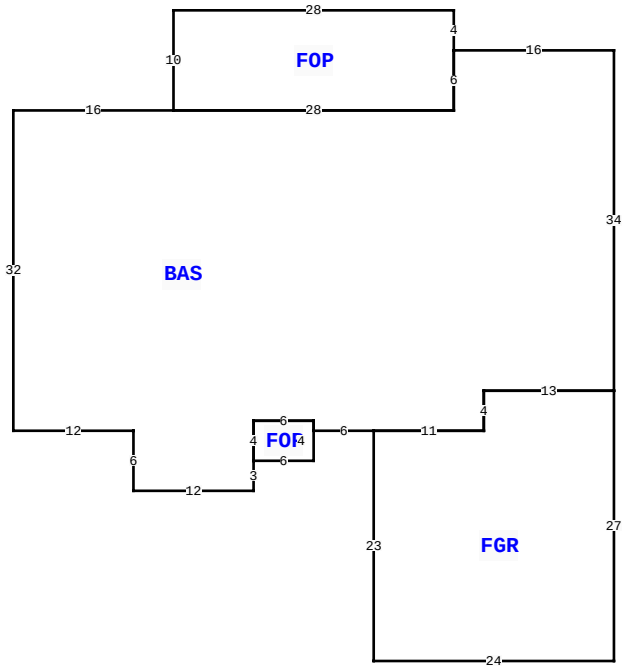
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	2,030	100		2,030	274,591
FGR	604	55		332	44,908
FOP	24	30		7	947
FOP	280	30		84	11,363
TOTALS	2,938			2,453	331,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	126.7728	139.45	342,071	2019	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2030 HX Base Yr 2025



5600 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	618.00	UT	2.00	2.00	100	2019	2019	3	100	1,236	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,809
TOTAL MARKET OB/XF VALUE		2,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		389,245
SOH/AGL Deduction		0
ASSESSED VALUE		389,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,834
TOTAL JUST VALUE		389,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38239	SFR	1,009	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1802	11/06/2026	WD	Q	I	01	530,000
GRANTOR: WELSH DUSTIN						
GRANTEE: WILLIS MICHAEL						
1507/1586	2/01/2024	WD	Q	I	01	495,000
GRANTOR: BARBER SHAYNE						
GRANTEE: WELSH DUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N4 W28 S10 E28 N6$ S6 W28 W16 S32 E12 S6 E12 N3
FOP= E6 N4 W6 S4$ N4 E6 S1 E6 FGR= S23 E24 N27 W13 S4 W11$
E11 N4 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,436

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 02/09/2024 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS