

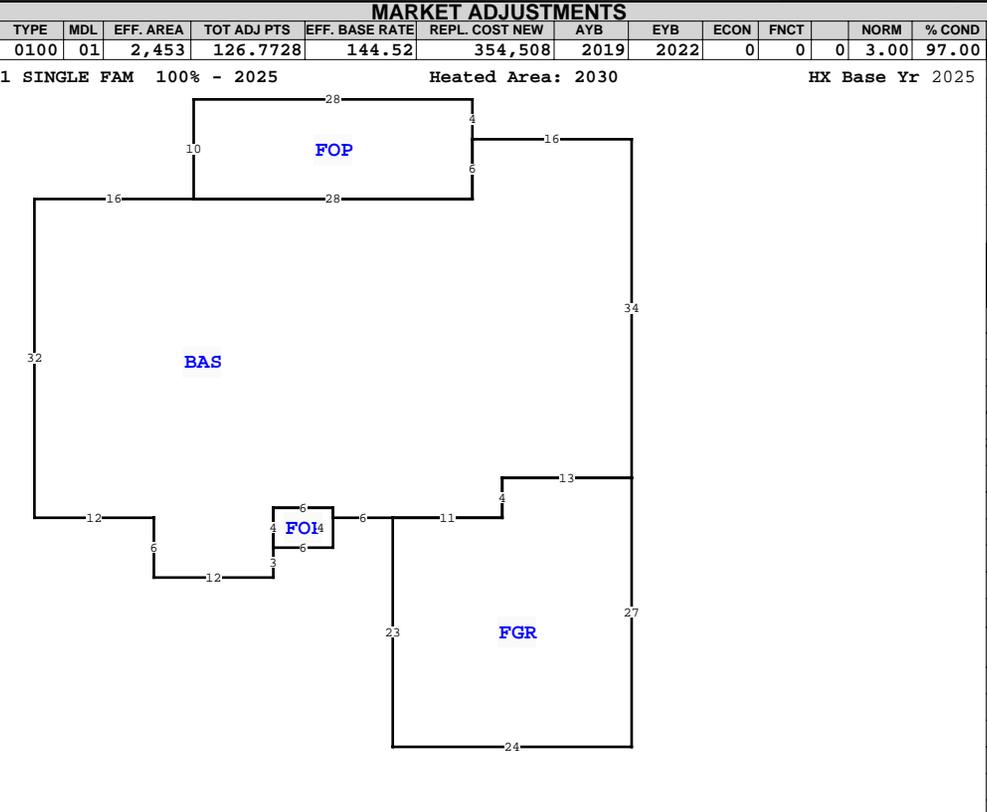
LOT 3 BLOCK B WILSON PLACE S/D.
1025-103, CT 1276-1841, WD 1289-

WELSH DUSTIN/WELSH JENNA
5600 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-103
VALUATION SUMMARY PAGE 1 of 1

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	284,575
FGR	604	55		332	46,542
FOP	24	30		7	982
FOP	280	30		84	11,776
TOTALS	2,938			2,453	343,873

5600 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG 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
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	618.00	UT	2.00	2.00	100	2019	2019	3	100	1,236	

TOTAL OB/XF 2,436

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		343,873
TOTAL MARKET OB/XF VALUE		2,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		401,309
SOH/AGL Deduction		0
ASSESSED VALUE		401,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		349,898
TOTAL JUST VALUE		401,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,771

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
1507/1586	2/01/2024	WD Q	Q	I	01	495,000
GRANTOR: BARBER SHAYNE						
GRANTEE: WELSH DUSTIN						
1382/1170	4/10/2019	WD Q	Q	V	03	33,300
GRANTOR: MILLENIA CAPITAL, INC						
GRANTEE: SHAYNE & BROOKE E B						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W16 FOP= N4 W28 S10 E28 N6S S6 W28 W16 S32 E12 S6 E12 N3
FOP= E6 N4 W6 S4S N4 E6 S1 E6 FGR= S23 E24 N27 W13 S4 W11S
E11 N4 E13 N34S.