

LOT 9 BLOCK A WILSON PLACE S/D.
1008-1860, QC 1029-1384, WD 1420

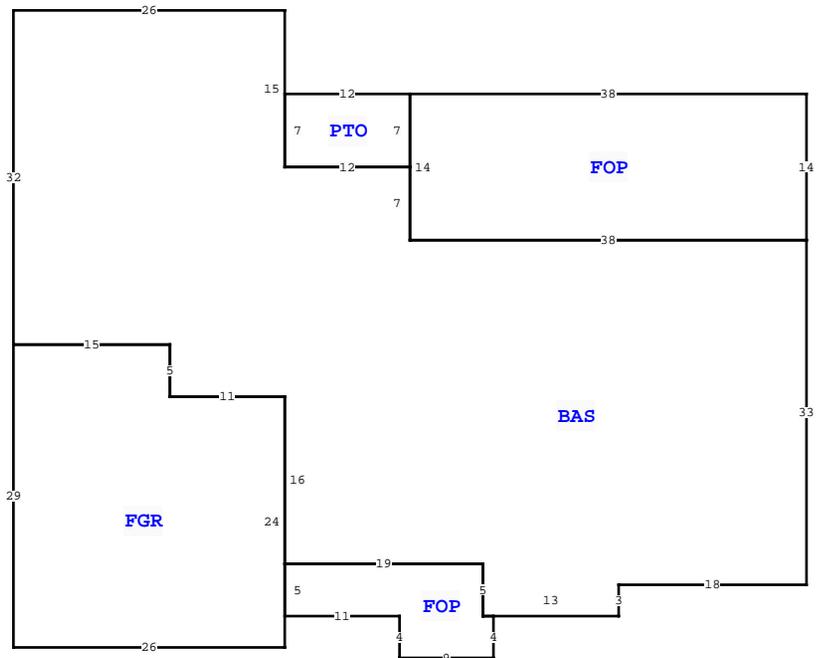
SEALS PAUL JR/SEALS ANDELA DESIREE
5677 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-109
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,209	115.5000	131.67	422,529	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM			100% - 2023	Heated Area: 2622			HX Base Yr 2023					



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	2,622	100		2,622	331,429
FGR	699	55		384	48,539
FOP	131	30		39	4,930
FOP	532	30		160	20,224
PTO	84	5		4	506
TOTALS	4,068			3,209	405,628

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	630.00	UT	3.00	3.00	100	2022	2021		100	1,890	
2	0030	BARN, MT	0	100	36	864.00	UT	9.00	9.00	100	2022	2021		100	7,776	

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	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								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			405,628	
TOTAL MARKET OB/XF VALUE			9,666	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			470,294	
SOH/AGL Deduction			49,570	
ASSESSED VALUE			420,724	
TOTAL EXEMPTION VALUE	HX HB 13		420,724	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			470,294	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			462,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042162	Storage Building	14,959	06/17/2021
041251	SFR		02/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1148	9/17/2020	WD Q	Q	V	01	45,000
GRANTOR: KEVIN & DEBBIE DUNN						
GRANTEE: PAUL JR & ANGELA DE						
1420/1146	9/17/2020	WD U	U	V	11	100
GRANTOR: RICHARD B & LEANNE PH						
GRANTEE: KEVIN & DEBBIE DUNN						

BUILDING NOTES												
BAS=[ORIG=0,-20] W38 N7 W12 N15 W26 S32 E15 S5 E11 S16 E19 S5 E13 N3 E18 N33 \$ FGR=[ORIG=-50,-5] W11 N5 W15 S29 E26 N24 \$ FOP=[ORIG=-38,-34] E38 S14 W38 N14 \$ PTO=[ORIG=-50,-34] E12 S7 W12 N7 \$ FOP=[ORIG=-31,11] W19 S5 E11 S4 E9 N4 W1 N5 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,-20] W38 N7 W12 N15 W26 S32 E15 S5 E11 S16 E19 S5 E13 N3 E18 N33 \$ FGR=[ORIG=-50,-5] W11 N5 W15 S29 E26 N24 \$ FOP=[ORIG=-38,-34] E38 S14 W38 N14 \$ PTO=[ORIG=-50,-34] E12 S7 W12 N7 \$ FOP=[ORIG=-31,11] W19 S5 E11 S4 E9 N4 W1 N5 \$												