LOT 11 BLOCK A WILSON PLACE S/D.
945-951, 965-2297, WD 1041-431,

BAUER MACE/BAUER SUSAN
5421 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-5S-16-03570-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

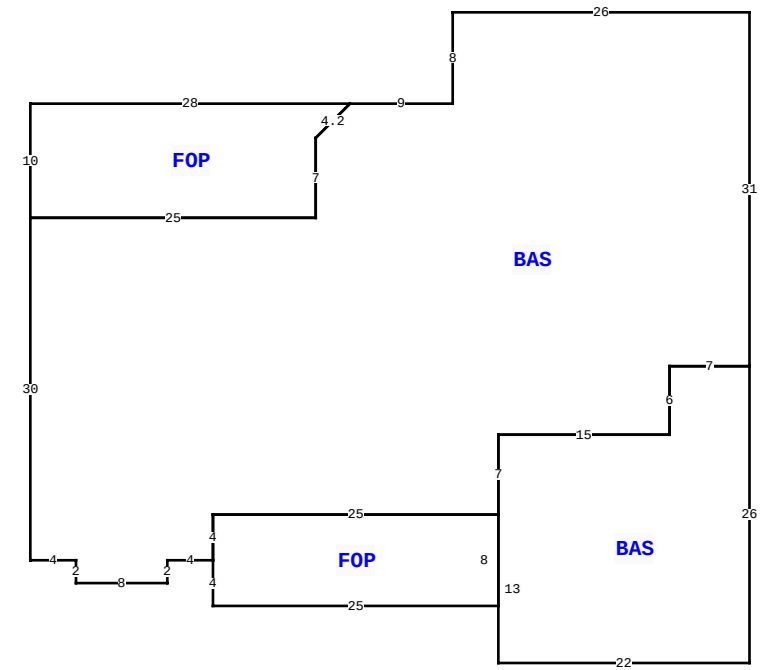
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	482	100		482	50,518
BAS	2,106	100		2,106	220,728
FOP	200	30		60	6,288
FOP	255	30		76	7,966
TOTALS	3,043			2,724	285,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	116.3799	132.67	361,393	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 2588 HX Base Yr 2026



5421 SW COUNTY ROAD 240 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,500
TOTAL MARKET OB/XF VALUE		8,184
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,684
SOH/AGL Deduction		91,767
ASSESSED VALUE		256,917
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,506
TOTAL JUST VALUE		348,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049728	Roof Replacement	19,000	05/06/2024
23228	SFR	610	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2060	5/02/2024	WD	Q	I	01	365,000
GRANTOR: ROBINSON-ADDIS KATHY						
GRANTEE: BAUER MACE						
1454/2710	12/16/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: ROBINSON-ADDIS KATH						

BUILDING NOTES

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	592.00	UT	2.00	2.00	100	2005	2005	3	100	1,184	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
3	0031	BARN,MT AE	0	100	28	30	840.00	UT	10.00	10.00	75	2014	2014	3	75	6,300	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S8 W9 D3L3 S7 W25 S30 E4 S2 E8 N2 E4 N4
E25 N7 E15 N6 E7 N31 $
BAS=[ORIG=-22,44] S13 E22 N26 W7 S6 W15 S7 $
FOP=[ORIG=-35,8] W28 S10 E25 N7 U3R3 $
FOP=[ORIG=-47,48] S4 E25 N8 W25 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,184

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 05/16/2024 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS