

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

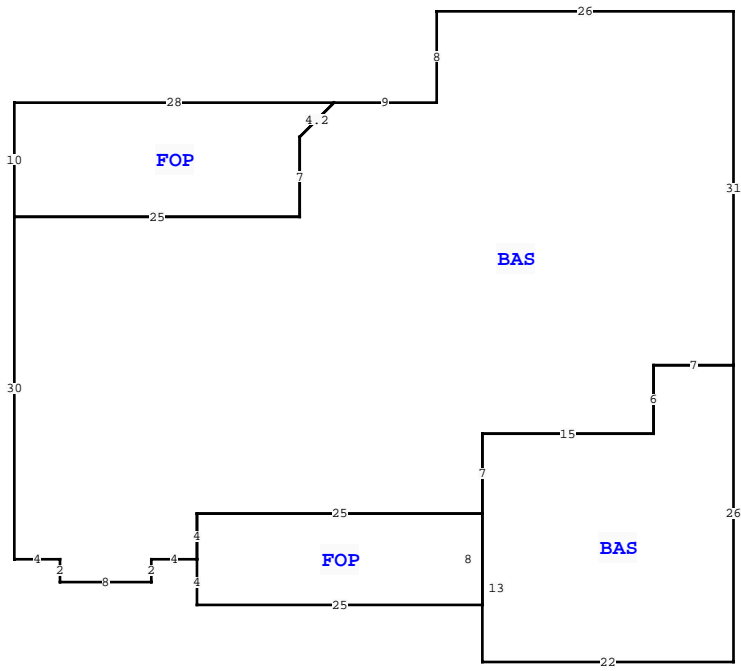
BAUER MACE/BAUER SUSAN  
5421 SW COUNTY ROAD 240  
LAKE CITY, FL 32024

**2026**

11-5S-16-03570-111  
COLUMBIA COUNTY PROPERTY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 80				
31	VINYL SID 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
15	HARDTILE 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
0	100				
03	03 100				
01	01 100				
06	06				
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	49,635
BAS	2,106	100		2,106	216,868
FOP	200	30		60	6,179
FOP	255	30		76	7,827
TOTALS	3,043			2,724	280,508

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	130.35	355,073	2005	2005	0	0	21.00	79.00
1 SINGLE FAM			100% - 2026	Heated Area: 2588		HX Base Yr 2026					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,508
TOTAL MARKET OB/XF VALUE		8,184
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,692
SOH/AGL Deduction		91,767
ASSESSED VALUE		251,925
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,514
TOTAL JUST VALUE		343,692
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	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

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	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	

EXTRA FEATURES											
5421 SW COUNTY ROAD 240 , LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		04/22/2026									
		MLU									

BUILDING NOTES	

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												
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							