

COMM NE COR OF SW1/4 OF NE1/4, R  
 POB, RUN S 789.50 FT TO N R/W CR  
 R/W 290.97 FT, N 778.20 FT, E 29

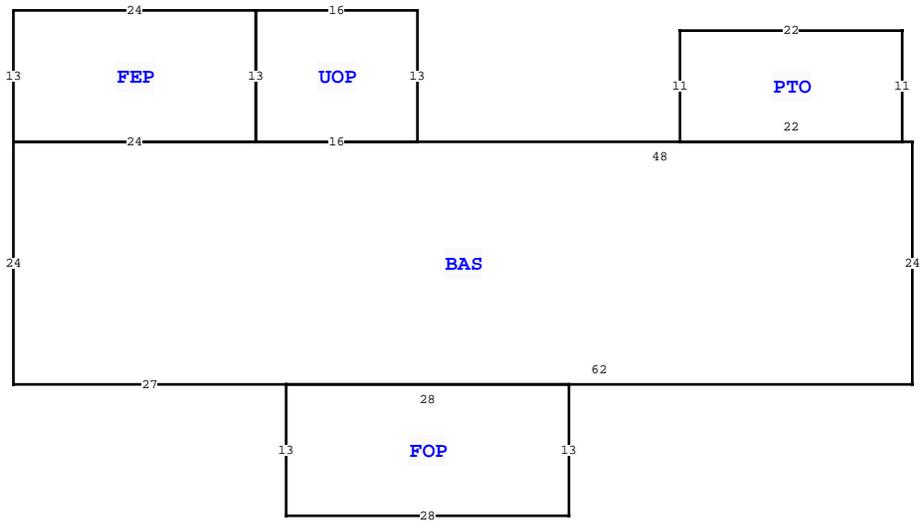
DAUGHTRY JAMES R/DAUGHTRY ASHLEY  
 4345 SW CR 240  
 LAKE CITY, FL 32024

**2026**

12-5S-16-03589-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,136	100	
FEP	312	80	
FOP	364	30	
PTO	242	5	
UOP	208	20	
TOTALS	3,262		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,549	103.6840	116.13	296,015	1973	2000		0	0	30.00	70.00
1 SINGLE FAM 100% - 2026 Heated Area: 2136 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			207,210
TOTAL MARKET OB/XF VALUE			33,492
TOTAL LAND VALUE - MARKET			62,760
TOTAL MARKET VALUE			303,462
SOH/AGL Deduction			0
ASSESSED VALUE			303,462
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			252,051
TOTAL JUST VALUE			303,462
NCON VALUE			18,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054254	Right-of-Way Acce		10/16/2025
000052588	Storage Building	15,000	03/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1256	7/01/2024	WD	Q	I	01	350,000
GRANTOR: FRANKS DORIS JEAN						
GRANTEE: DAUGHTRY JAMES R						
1450/2435	10/25/2021	QC	U	I	11	100
GRANTOR: FRANKS ROY						
GRANTEE: FRANKS ROY						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0
2	0021	BARN,FR AE	0	100	43	24	1.00	UT	0.00	0.00	100	0
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003
4	0040	BARN,POLE	0	100	20	29	580.00	UT	2.50	2.50	70	2003
5	0120	CLFENCE 4	0	100	0	0	296.00	UT	4.50	4.50	50	2003
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009
7	0060	CARPORT F	0	100	24	36	864.00	UT	3.50	3.50	100	2009
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009
9	0260	PAVEMENT-A	0	100	12	310	3,720.00	UT	1.30	1.30	75	2009
10	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2026

TOTAL OB/XF												
33,492												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	5.23	AC		1.00

BUILDING NOTES												
BAS= W1 PTO= N11 W22 S11 E22\$ W48 UOP= N13 W16 S13 E16\$ W16												
FEP= N13 W24 S13 E24\$ W24 S24 E27 FOP= S13 E28 N13W28\$ E62 N24\$.												

BUILDING DIMENSIONS												
BAS= W1 PTO= N11 W22 S11 E22\$ W48 UOP= N13 W16 S13 E16\$ W16												
FEP= N13 W24 S13 E24\$ W24 S24 E27 FOP= S13 E28 N13W28\$ E62 N24\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	5.23	AC		1.00