THE W 5 AC OF E 800 FT OF SW1/4 OF CR-240.

KOHN KURTIS DUANE
4301 SW CR 240
LAKE CITY, FL 32024

2027

12-5S-16-03589-004

BUILDING CHARACTERISTICS

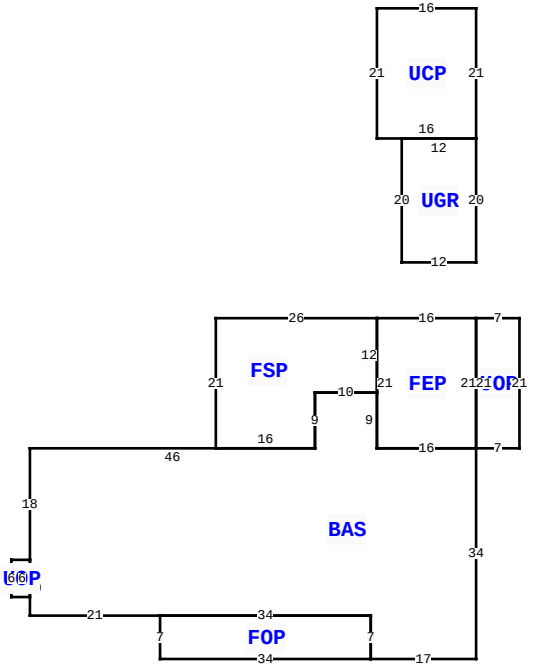
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100		2,153	165,695
FEP	336	80		269	20,703
FOP	238	30		71	5,464
FSP	456	40		182	14,007
UCP	336	20		67	5,156
UGR	240	45		108	8,312
UOP	18	20		4	308
UOP	147	20		29	2,232
TOTALS	3,924			2,883	221,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,883	107.6350	118.40	341,147	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2153 HX Base Yr



4301 SW COUNTY ROAD 240 , LAKE CITY

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

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	0294	SHED WOOD/	0	0	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0120	CLFENCE 4	0	0	0	0	152.00	UT	4.50	4.50	70	1993	1993	3	70	479	
5	0261	PRCH, UOP	0	0	15	20	300.00	UT	6.50	6.50	70	1993	1993	3	70	1,365	
6	0252	LEAN-TO W/	0	0	24	31	744.00	UT	2.00	2.00	50	1993	1993	3	50	744	
7	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	50	1993	1993	3	50	360	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,876
TOTAL MARKET OB/XF VALUE	23,084
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	304,960
SOH/AGL Deduction	0
ASSESSED VALUE	304,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,960
TOTAL JUST VALUE	304,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/383	12/20/2023	WD	U	I	11	100

GRANTOR: KOHN ROBERT L

GRANTEE: KOHN ROBERT LEONARD

BUILDING NOTES

BUILDING DIMENSIONS

UOP= E7 N21 W7 S21$ FEP= N21 W16 S21 E16$ BAS= W16 N9 FSP= N12 W26 S21 E16 N9 E10$ W10 S9 W46 S18 UOP= W3 S6 E3 N6$ S9 E21 FOP= S7 E34 N7 W34$ E34 S7 E17 N34$ PTR=N30 UGR= N20 UCP= N21 W16 S21 E16$ W12 S20 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 23,084

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 09/18/2019 BY KR Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS