COMM NW COR OF SE1/4 OF NW1/4, R
FOR POB, RUN E 284.71 FT, S 753.
FT, N 745.67 FT TO POB.

AZEVEDO VINCENT M/AZEVEDO DENISE A
4551 SW CR 240
LAKE CITY, FL 32024

2027

12-5S-16-03589-006

BUILDING CHARACTERISTICS

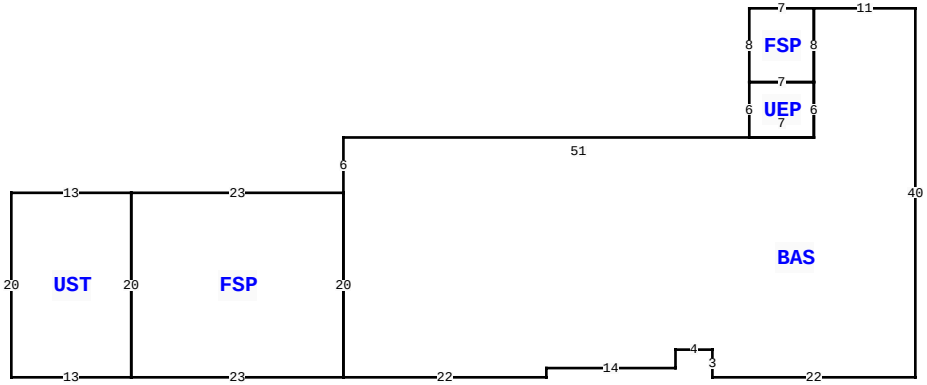
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Roof Cover	12	MODULAR MT 0
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	151,000
FSP	56	40		22	1,909
FSP	460	40		184	15,968
UEP	42	60		25	2,170
UST	260	45		117	10,154
TOTALS	2,558			2,088	181,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	121.3740	133.51	278,769	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1740 HX Base Yr 2011



4551 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0296	SHED METAL	0	100	12	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,200
TOTAL MARKET OB/XF VALUE	19,361
TOTAL LAND VALUE - MARKET	59,160
TOTAL MARKET VALUE	259,721
SOH/AGL Deduction	101,068
ASSESSED VALUE	158,653
TOTAL EXEMPTION VALUE	98 HX HB 158,653
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	259,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050203	Roof Replacement	6,002	06/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1177	4/15/2010	WD	Q	I	01	129,900

GRANTOR: HARRIETT W BROWN

GRANTEE: VINCENT M & DENISE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= W7 S8 E7 N8$ S8 UEP= W7 S6 E7 N6$ S6 W51 S6
FSP= W23 UST= W13 S20 E13 N20$ S20 E23 N20$ S20 E22 N1 E14 N2
E4 S3 E22 N40$.

LAND DESCRIPTION

TOTAL OB/XF 19,361

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	4.93	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,160							

REVIEW DATE 07/15/2024 BY JS Total Acres: 4.93 Total Land Value: 59,160 Market: 0 Agricultural: 0 Common: 59,160 PRINTED 11/17/2026 BY SYS