

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

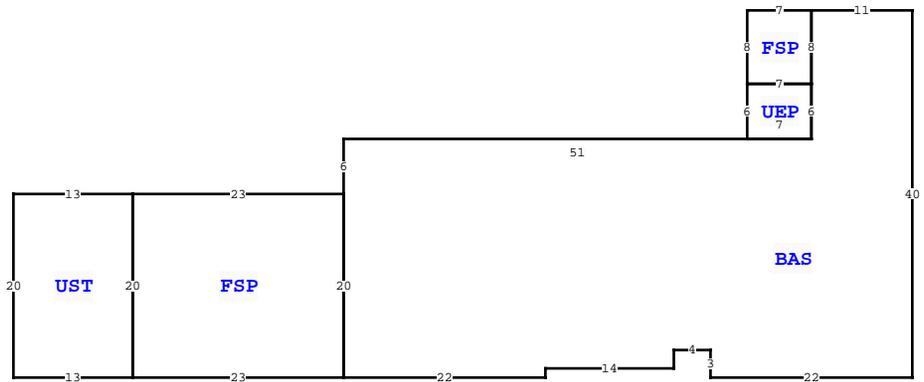
2026

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 Floor	14	CARPET 70
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2011		Heated Area: 1740					HX Base Yr 2011	



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	153,748
FSP	56	40		22	1,944
FSP	460	40		184	16,258
UEP	42	60		25	2,209
UST	260	45		117	10,338
TOTALS	2,558			2,088	184,498

4551 SW COUNTY ROAD 240 , LAKE CITY

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

EXTRA FEATURES																	
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	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	

TOTAL OB/XF 19,361

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,498
TOTAL MARKET OB/XF VALUE			19,361
TOTAL LAND VALUE - MARKET			59,160
TOTAL MARKET VALUE			263,019
SOH/AGL Deduction			108,987
ASSESSED VALUE			154,032
TOTAL EXEMPTION VALUE	98 HX HB		154,032
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			263,019
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,089

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	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\$.											