ALL OF W 1229.92 FT OF SW1/4 OF CR-240 EX 0.31 AC FOR ADDN'T RD 1197-2695.

SOLDAVINI DANIEL AND ANN MARIE REVOCABLE TRUST
4875 SW COUNTRY ROAD 240
LAKE CITY, FL 32024

2027

12-5S-16-03589-007

BUILDING CHARACTERISTICS

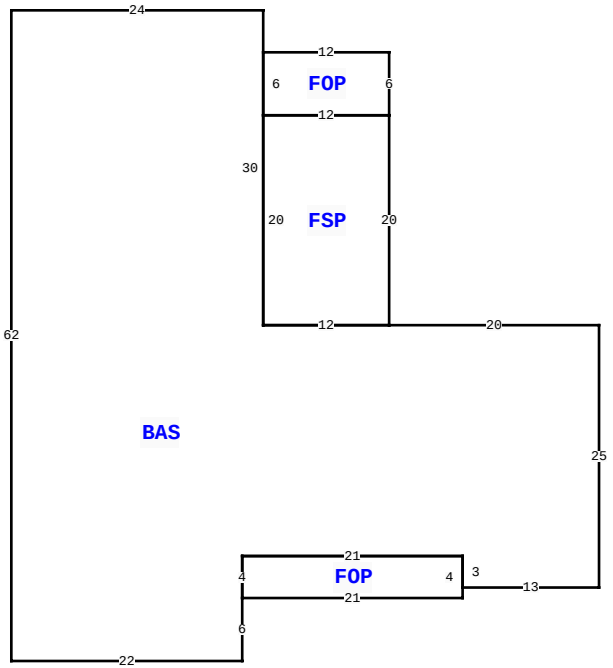
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,211	100		2,211	185,594
FOP	72	30		22	1,847
FOP	84	30		25	2,099
FSP	240	40		96	8,058
TOTALS	2,607			2,354	197,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,354	117.4040	129.14	303,996	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2211 HX Base Yr 2019



4875 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,548	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,597
TOTAL MARKET OB/XF VALUE		10,848
TOTAL LAND VALUE - MARKET		151,781
TOTAL MARKET VALUE		360,226
SOH/AGL Deduction		91,949
ASSESSED VALUE		268,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,866
TOTAL JUST VALUE		360,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041139	REMODEL		01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/171	10/30/2026	WD		I		565,000
GRANTOR: ATWELL LEAH						
GRANTEE: THE DANIEL SOLDAVIN						
1350/2237	12/29/2017	WD	Q	I	01	240,000
GRANTOR: ALICE L BORST						
GRANTEE: LEAH ATWELL & PAIGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N20 FOP= N6 W12 S6 E12$ W12 S20 E12$ W12 N30 W24 S62 E22 N6 FOP= E21 N4 W21 S4$ N4 E21 S3E13 N25$.

LAND DESCRIPTION

TOTAL OB/XF 10,848

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	1.00	AC		1.00	1.00	1.25	7,500.00	9,375.00	9,375							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.19	AC		1.00	1.00	1.25	7,500.00	9,375.00	142,406							

REVIEW DATE 02/25/2021 BY BC Total Acres: 16.19 Total Land Value: 151,781 Market: 0 Agricultural: 0 Common: 151,781 PRINTED 11/17/2026 BY SYS