E1/2 OF SW1/4 & SE1/4 OF NW1/4 A
CR-240 EX 1 AC DESC ORB 750-1423
DESC ORB 753-1023.

ADAMS DAVID S LIVING TRUST DATED MARCH 3, 2000
4532 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

12-5S-16-03589-008

BUILDING CHARACTERISTICS

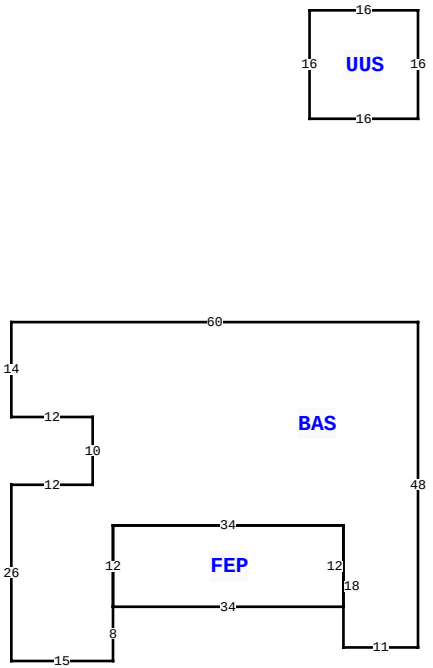
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,178	100		2,178	189,888
FEP	408	80		326	28,422
UUS	256	50		128	11,160
TOTALS	2,842			2,632	229,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	121.9365	134.13	353,030	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2178 HX Base Yr



4532 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	0020	BARN,FR	0	0	20	35	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	0	0	4.00	UT	250.00	250.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	0	9	22	198.00	UT	2.25	2.25	100	2009	2009	3	100	446	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,470
TOTAL MARKET OB/XF VALUE	10,646
TOTAL LAND VALUE - MARKET	470,835
TOTAL MARKET VALUE	273,632
SOH/AGL Deduction	0
ASSESSED VALUE	273,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,632
TOTAL JUST VALUE	710,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	715,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26769	M H	275	02/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E12 S10 W12 S26 E15 N8 FEP= E34 N12 W34 S12$ N12 E34 S18 E11 N48$ PTR= N30 UUS= N16 W16 S16 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,646

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	103.63	AC		1.00	1.00	1.00	280.00	280.00	29,016							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	103.63	AC		1.00	1.00	1.00	4,500.00	4,500.00	466,335							

REVIEW DATE 09/19/2019 BY KR Total Acres: 104.63 Total Land Value: 33,516 Market: 466,335 Agricultural: 29,016 Common: 4,500 PRINTED 11/17/2026 BY SYS