

COMM NW COR OF NW1/4 OF SW1/4, R
 LINE OF NW1/4 OF SW1/4 1128.57 F
 E 155.98 FT, N 496.10 FT TO S R/

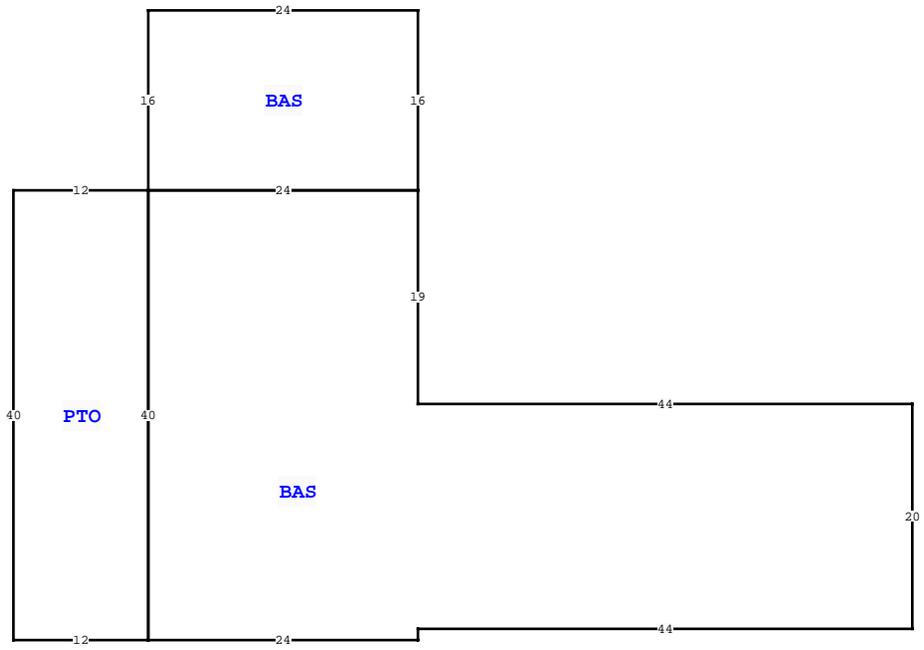
BAN QUINN
 4664 SW CR 240
 LAKE CITY, FL 32024-7633

2026

12-5S-16-03589-013


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	384	100	
BAS	1,840	100	
PTO	480	5	
TOTALS	2,704		

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%	- 2004								
				Heated Area: 2224							
					HX Base Yr 2004						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			200,461	
TOTAL MARKET OB/XF VALUE			9,538	
TOTAL LAND VALUE - MARKET			69,840	
TOTAL MARKET VALUE			279,839	
SOH/AGL Deduction			102,806	
ASSESSED VALUE			177,033	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			125,622	
TOTAL JUST VALUE			279,839	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			273,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047873	Electrical Servic	0	08/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/2615	11/26/2003	WD	Q	I		137,000

GRANTOR: FRANK & PATRICIA DENT
 GRANTEE: QUINN BAN
 0420/0648 1/01/1979 03 Q V 13,200
 GRANTOR:
 GRANTEE:

EXTRA FEATURES															4664 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	LGL DATE	MLU			
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	INC DATE	AG DATE			
1	0021	BARN,FR AE	0	100	33	18	1.00	UT	0.00	0.00	100	0	0	3	100	800						
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100						
3	0070	CARPORT UF	0	100	14	40	560.00	UT	3.00	3.00	75	2003	2003	3	75	1,260						
4	0166	CONC,PAVMT	0	100	16	28	448.00	UT	2.00	2.00	70	2003	2003	3	70	627						
5	0166	CONC,PAVMT	0	100	18	20	360.00	UT	2.00	2.00	70	2003	2003	3	70	504						
6	0120	CLFENCE 4	0	100	0	0	224.00	UT	4.50	4.50	75	2003	2003	3	75	756						
7	0260	PAVEMENT-A	0	100	0	0	8,448.00	UT	1.30	1.30	50	2009	2009	3	50	5,491						
TOTALS																	2,704	2,248	200,461			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 N19 BAS= N16 W24 S16 E24\$ W24 PTO= W12 S40 E12 N40\$ S40 E24 N1 E44 N20\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	5.82	AC		1.00	1.00	1.00	12,000.00	12,000.00	69,840							