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

2027

12-5S-16-03589-013

BUILDING CHARACTERISTICS

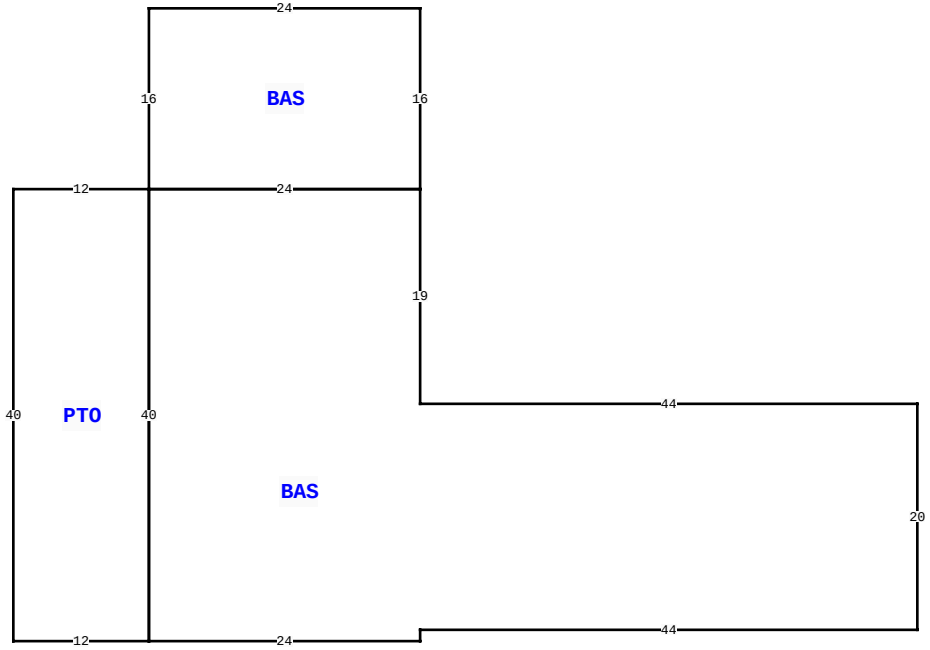
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	33,041
BAS	1,840	100		1,840	158,321
PTO	480	5		24	2,065
TOTALS	2,704			2,248	193,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	111.7462	122.92	276,324	1981	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2004 Heated Area: 2224 HX Base Yr 2004



4664 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,427
TOTAL MARKET OB/XF VALUE		9,538
TOTAL LAND VALUE - MARKET		69,840
TOTAL MARKET VALUE		272,805
SOH/AGL Deduction		90,461
ASSESSED VALUE		182,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,933
TOTAL JUST VALUE		272,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,330

LAND:1:1: 65' HWY FRONTAGE

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:						

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 9,538

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	5.82	AC		1.00	1.00	1.00	12,000.00	12,000.00	69,840							

REVIEW DATE 12/07/2023 BY TW Total Acres: 5.82 Total Land Value: 69,840 Market: 0 Agricultural: 0 Common: 69,840 PRINTED 11/17/2026 BY SYS