COMM NW COR OF NW1/4 OF SW1/4, R
FOR POB, CONT E 155.98 FT, N 496
CR-240, E'LY 20 FT, S 682.36 FT,

HOWARD SUSAN E
4674 SW CR 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

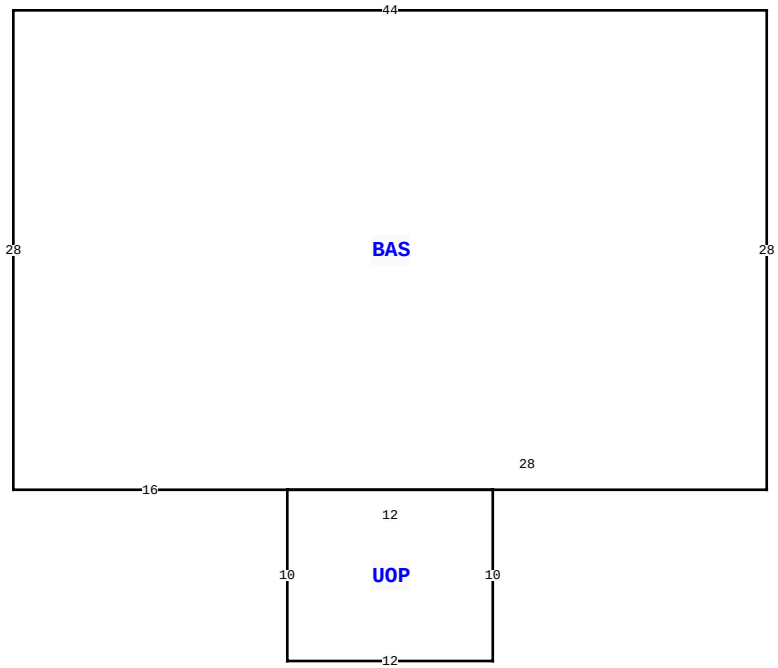
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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
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	1,232	100		1,232	116,795
UOP	120	20		24	2,275
TOTALS	1,352			1,256	119,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,256	118.8000	135.43	170,100	1986	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 1232 HX Base Yr 2018



4674 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,070
TOTAL MARKET OB/XF VALUE		1,046
TOTAL LAND VALUE - MARKET		16,740
TOTAL MARKET VALUE		136,856
SOH/AGL Deduction		52,454
ASSESSED VALUE		84,402
TOTAL EXEMPTION VALUE	HX HB WX SX	84,402
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,653

LAND:1:1: 20' HWY FRONTAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/2571	8/31/2017	WD	Q	I	01	121,000
GRANTOR: JOSEPH & ELIZABETH KL						
GRANTEE: SUSAN E HOWARD						
1068/2695	1/07/2005	WD	U	I	08	26,732
GRANTOR: RUSSELL & TARA ROCCO						
GRANTEE: KLANDERUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E16 UOP= S10 E12 N10 W12$ E28 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	100	3	66	198.00	UT	2.00	2.00	100	1993	1993	3	100	396	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,046

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	0.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,740							

REVIEW DATE 11/04/2020 BY JS Total Acres: 0.93 Total Land Value: 16,740 Market: 0 Agricultural: 0 Common: 16,740 PRINTED 05/12/2026 BY SYS