(AKA PRCL "A" OF AN UNR SURVEY D
COMM NE COR OF SE1/4 OF NW1/4, R
S 384.51 FT FOR POB, CONT S 377.

WILLIAMS REVOCABLE LIVING TRUST DATED DECEMBER 12,
3359 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4439 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,750
TOTAL LAND VALUE - MARKET	41,600
TOTAL MARKET VALUE	55,350
SOH/AGL Deduction	0
ASSESSED VALUE	55,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,350
TOTAL JUST VALUE	55,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,750

SALE:3:1: AG LAND \ 10.50 ACRES
SALE:2:1: 10.50 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17870	SFR	705	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1116	12/12/2025	WD	U	I	11	100
GRANTOR: WILLIAMS DERRICK L						
GRANTEE: WILLIAMS REVOCABLE						
1283/0060	10/10/2014	WD	U	I	11	100
GRANTOR: L L WILLIAMS						
GRANTEE: DERRICK L WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	48	84	1.00	UT	9,000.00	9,000.00	85	1991	1991	3	85	7,650	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,750

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	41,600							

REVIEW DATE 09/18/2019 BY KR Total Acres: 2.60 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 05/12/2026 BY SYS