COMM INTERS OF E LINE OF W1/2 OF CR-240, RUN W 674.30 FT FOR POB, FT, S 210 FT, E 286 FT, N 210 FT

MAY DANA ANN
4578 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

12-5S-16-03589-017

BUILDING CHARACTERISTICS

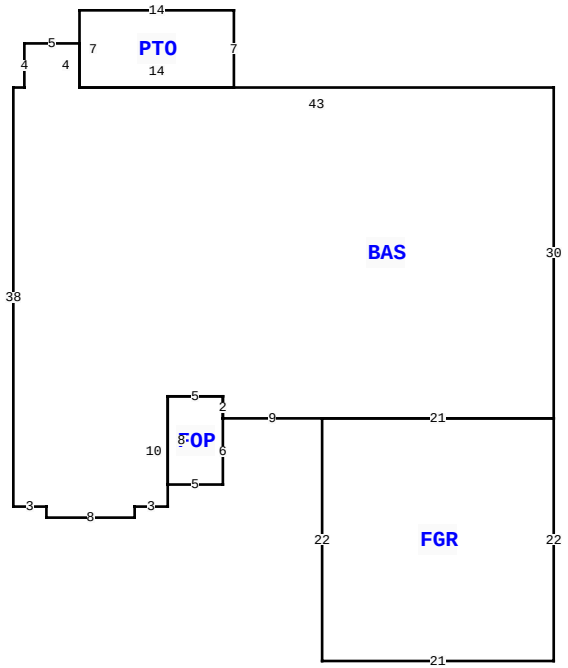
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,600	100		1,600	132,285
FGR	462	55		254	21,001
FOP	40	30		12	992
PTO	98	5		5	413
TOTALS	2,200			1,871	154,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	113.8780	125.27	234,380	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1600 HX Base Yr



4578 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
3	0166	CONC,PAVMT	0	100	10	69	690.00	UT	1.40	1.40	100	0	0	3	100	966	
4	0030	BARN,MT	0	100	30	50	1,500.00	UT	4.75	4.75	100	0	0	3	100	7,125	
5	0166	CONC,PAVMT	0	100	10	30	300.00	UT	1.40	1.40	100	0	0	3	100	420	
6	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	75	1993	1993	3	75	900	
7	0280	POOL R/CON	0	100	0	0	288.00	UT	70.00	70.00	100	2005	2005	3	47	9,475	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2005	2005	3	50	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,691
TOTAL MARKET OB/XF VALUE		21,396
TOTAL LAND VALUE - MARKET		27,400
TOTAL MARKET VALUE		203,487
SOH/AGL Deduction		64,712
ASSESSED VALUE		138,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,364
TOTAL JUST VALUE		203,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,290

SALE:2:1: SPLIT OUT REQUEST FOR RESALE

SALE:1:1: 1 ACRE

PRMT:1:1: METAL BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23063	POOL	150	04/25/2005
6835	STORAGE	12,000	02/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/2451	4/06/2005	WD	Q	I	06	100
GRANTOR: DAVID S ADAMS						
GRANTEE: JOHN H MAY & DANA A						
0750/1423	9/10/1991	WD	Q	I		75,000
GRANTOR: DAVID S ADAMS						
GRANTEE: JOHN H MAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 PTO= E14 N7 W14 S7$N4 W5 S4 W1 S38 E3 S1 E8 N1 E3N10 E5 S2 FOP= S6 W5 N8 E5 S2$ E9 FGR= S22 E21 N22 W21$ E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 21,396

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	1.37	AC		1.00	1.00	1.00	20,000.00	20,000.00	27,400							

REVIEW DATE 09/19/2019 BY KR Total Acres: 1.37 Total Land Value: 27,400 Market: 0 Agricultural: 0 Common: 27,400 PRINTED 11/16/2026 BY SYS