

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

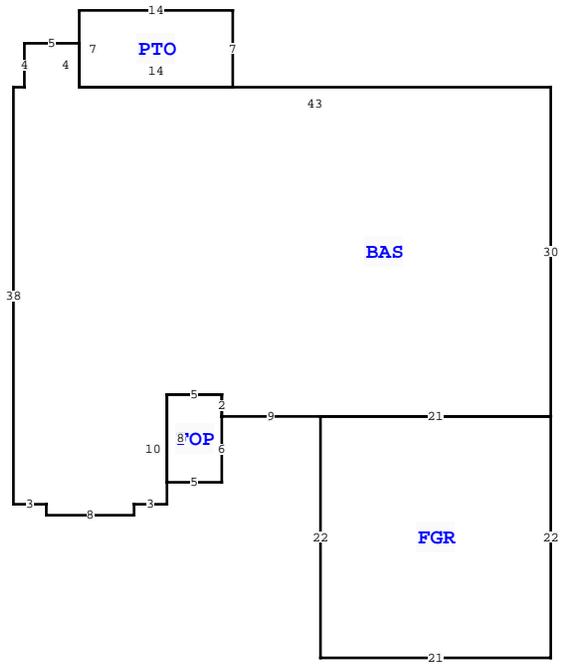
MAY DANA ANN
4578 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-017


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,600	100	
FGR	462	55	
FOP	40	30	
PTO	98	5	
TOTALS	2,200		1,871 160,309

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% - 0		129.82	242,893	1991	1991	0	0	34.00	66.00
Heated Area: 1600 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,309
TOTAL MARKET OB/XF VALUE			21,396
TOTAL LAND VALUE - MARKET			27,400
TOTAL MARKET VALUE			209,105
SOH/AGL Deduction			74,372
ASSESSED VALUE			134,733
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			83,322
TOTAL JUST VALUE			209,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,743
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						

EXTRA FEATURES																	
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
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	
TOTALS															21,396		

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