BEG SW COR OF SW1/4 OF NE1/4, RU
TO S R/W CR-240, RUN E 97.69 FT,
TO S LINE OF SW1/4 OF NE1/4, W 9

WILLIAMS LARRY WAYNE
4396 SW CR 240
LAKE CITY, FL 32024

2026

12-5S-16-03590-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

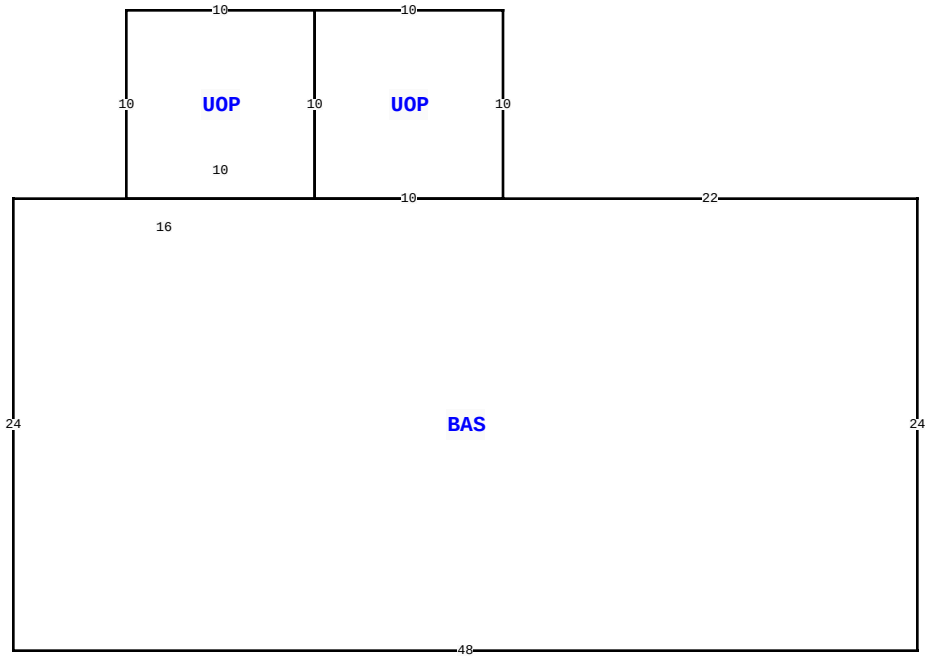
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,152	100		1,152	69,278
UOP	100	25		25	1,504
UOP	100	25		25	1,504
TOTALS	1,352			1,202	72,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,202	113.9000	109.34	131,427	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1152 HX Base Yr



4396 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		72,285
TOTAL MARKET OB/XF VALUE		9,156
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		101,441
SOH/AGL Deduction		53,679
ASSESSED VALUE		47,762
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,762
TOTAL JUST VALUE		101,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15100	M H	125	02/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0340	12/31/1990	WD	Q	I	03	0

GRANTOR: JAMES WILLIAMS
GRANTEE: LARRY W WILLIAMS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N10 W10 S10 E10$ W10 UOP= N10 W10 S10 E10$ W16S24 E48 N24$.

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	12	12	144.00	UT	7.50	7.50	70	1999	1999	3	70	756	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,156

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	0200	C	MBL HM	100		A-1	97.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/19/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 05/12/2026 BY SYS