

COMM SW COR OF SW1/4 OF NE1/4, R
 FOR POB, N 444.63 FT TO S R/W C
 FT, S 442.04 FT, W 98.25 FT TO P

WILLIAMS JAMES CURRY/WILLIAMS IVA
 4372 SW COUNTY ROAD 240
 LAKE CITY, FL 32024

2026

12-5S-16-03590-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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
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
BAS	1,296	100	
TOTALS	1,296		80,675

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	0%	2021																				
				Heated Area: 1296																				
					HX Base Yr																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/16/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/16/2026	MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,675
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			108,675
SOH/AGL Deduction			11,993
ASSESSED VALUE			96,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,682
TOTAL JUST VALUE			108,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,000
SALE:3:4: OLIVER WILLIAMS & IRIS J WILLIAMS LACKEY			
SALE:3:3: WILLIAMS, LARRY WAYNE WILLIAMS, JACKSON			
SALE:3:2: WILLIAMS. REMAINDERMEN ARE JAMES CURRY			
SALE:3:1: LIFE ESTATE IS FOR JAMES CURTIS & IVA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16571	M H	125	02/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1960	2/14/2020	PB U		I	18	0
GRANTOR: CLERK OF COURT (JAMES GRANTEE: OLIVER, JAMES CURRY						
0914/0333	8/08/2000	WD U		I		100
GRANTOR: JAMES CURTIS & IVA WI GRANTEE: JAMES CURRY, LARRY,						

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
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2000	2000
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009
5	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009

TOTAL OB/XF												
8,000												
4372 SW COUNTY ROAD 240 , LAKE CITY												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27S.												

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
1	0200	C	MBL HM	0		A-1	98.00	0.00	1.00	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	20,000.00	20,000.00	20,000							