W 2 AC OF AN 8 AC PARCEL IN THE
LYING S OF CR-240 DESC AS: COMM
NE1/4 OF SEC, RUN W 820.32 FT FO

COOK NANCY
4086 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2027**

**12-5S-16-03593-002**

## BUILDING CHARACTERISTICS

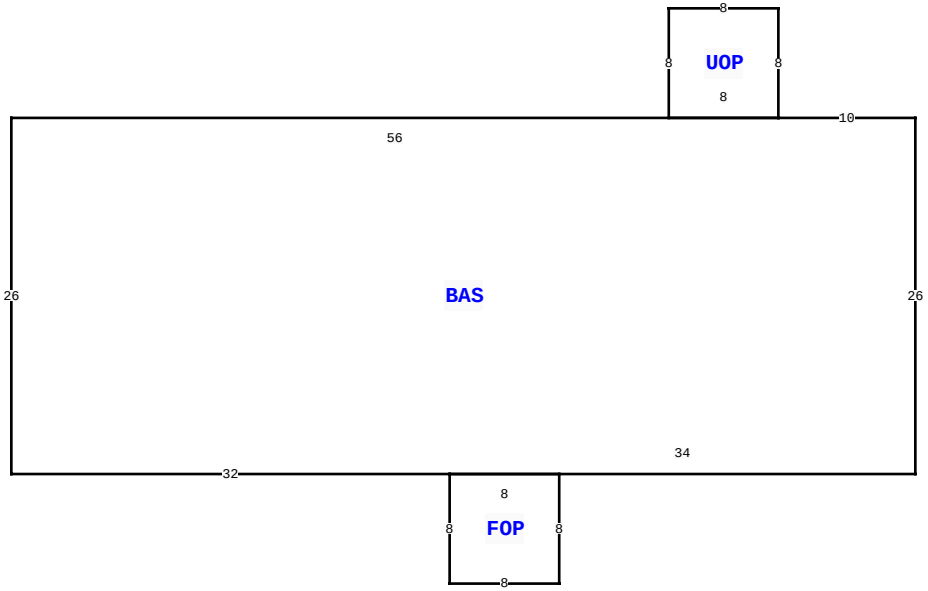
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,716 | 100 | | 1,716 | 103,487 |
| FOP | 64 | 35 | | 22 | 1,327 |
| UOP | 64 | 25 | | 16 | 965 |
| TOTALS | 1,844 | | | 1,754 | 105,779 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,754 | 117.9000 | 109.65 | 192,326 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2009 Heated Area: 1716 HX Base Yr 2009




4086 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/20/2026 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 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 2000 | 2000 | 3 | 100 | 1,080 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 50 | 2000 | 2000 | 3 | 50 | 200 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 10.00 | 10.00 | 75 | 2009 | 2009 | 3 | 75 | 1,800 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 1.50 | 1.50 | 100 | 2009 | 2009 | 3 | 100 | 540 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 105,779 |
| TOTAL MARKET OB/XF VALUE | | 11,820 |
| TOTAL LAND VALUE - MARKET | | 32,000 |
| TOTAL MARKET VALUE | | 149,599 |
| SOH/AGL Deduction | | 71,018 |
| ASSESSED VALUE | | 78,581 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 78,581 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 149,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 150,738 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/1401 | 6/11/2023 | LE | U | I | 14 | 100 |
| GRANTOR: COOK NANCY | | | | | | |
| GRANTEE: JOHNSON HOLLY | | | | | | |
| 1159/0893 | 9/30/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: ST LUCIE REALTY INC | | | | | | |
| GRANTEE: NANCY & WALTER COOK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UOP= N8 W8 S8 E8$ W56 S26 E32 FOP= S8 E8 N8 W8$ E 34 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 11,820

| 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 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |

REVIEW DATE 09/18/2019 BY KR Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS