COMM NW COR OF SE1/4 OF NE1/4 FO
333.76 FT, S 864.58 FT TO N R/W
125.50 FT, N 208.72 FT, W 208.72

MCCRORY ANDREW II
4107 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

12-5S-16-03594-000

BUILDING CHARACTERISTICS

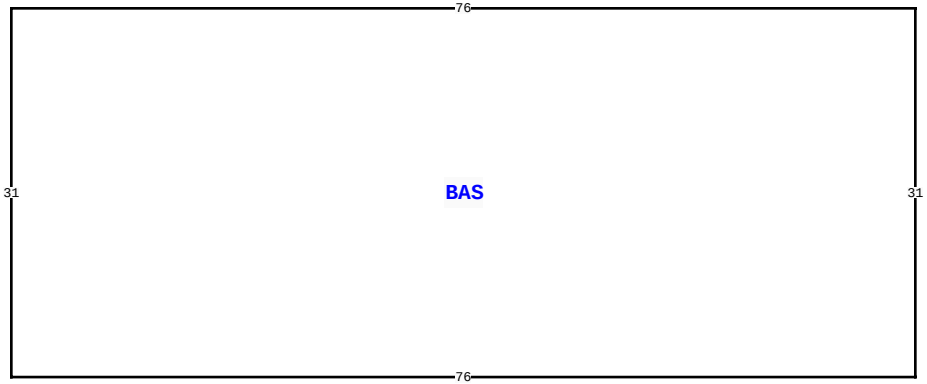
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	2,356	100		2,356	138,340
TOTALS	2,356			2,356	138,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	114.8000	106.76	251,527	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 100% - 2022 Heated Area: 2356 HX Base Yr 2022



4107 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,340
TOTAL MARKET OB/XF VALUE		11,620
TOTAL LAND VALUE - MARKET		38,360
TOTAL MARKET VALUE		188,320
SOH/AGL Deduction		40,371
ASSESSED VALUE		147,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,538
TOTAL JUST VALUE		188,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,810

BLDG:1:7: WILL BE ASSESSED FOR 2006.JH

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22935	M H	0	03/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2665	8/12/2026	WD	U	I	11	100
GRANTOR: MCCRORY ANDREW II						
GRANTEE: MCCRORY ANDREW II						
1439/2296	5/28/2021	WD	Q	I	01	158,000
GRANTOR: EYH INVESTMENTS LLC						
GRANTEE: MCCRORY ANDREW II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	700.00	700.00	60	0	0	3	60	420	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,620

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	0.00	0.00	2.74	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,360							

REVIEW DATE 09/18/2019 BY KR Total Acres: 2.74 Total Land Value: 38,360 Market: 0 Agricultural: 0 Common: 38,360 PRINTED 11/17/2026 BY SYS