

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/EMERY AMANDA
4107 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03594-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	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
Architectural	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	2,356	100	
TOTALS	2,356		139,830

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	107.91	254,236	2005	2005	0	0	45.00	55.00		
3 MANUF 1			100% - 2022	Heated Area: 2356			HX Base Yr 2022						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>31</p> <p>76</p> </div>													
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			139,830	
TOTAL MARKET OB/XF VALUE			11,620	
TOTAL LAND VALUE - MARKET			38,360	
TOTAL MARKET VALUE			189,810	
SOH/AGL Deduction			46,170	
ASSESSED VALUE			143,640	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			92,229	
TOTAL JUST VALUE			189,810	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,700	
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
1439/2296	5/28/2021	WD Q	Q	I	01	158,000
GRANTOR: EYH INVESTMENTS LLC						
GRANTEE: MCCRORY ANDREW II						
1424/1090	11/12/2020	WD U	U	I	12	69,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: EYH INVESTMENTS LLC						

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	700.00	60	0	0
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2009	2009
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100		
TOTAL OB/XF 11,620												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

LAND DESCRIPTION													TOTAL OB/XF											
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	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							