BEG 333.76 FT E OF NW COR OF SE1
RUN E 601 FT, S 905.41 FT TO N R
W ALONG R/W 601.84 FT, N 864.58

ADAMS MONTIE C/ADAMS LINDA R
4089 SW CR 240
LAKE CITY, FL 32024

2027

12-5S-16-03597-001

BUILDING CHARACTERISTICS

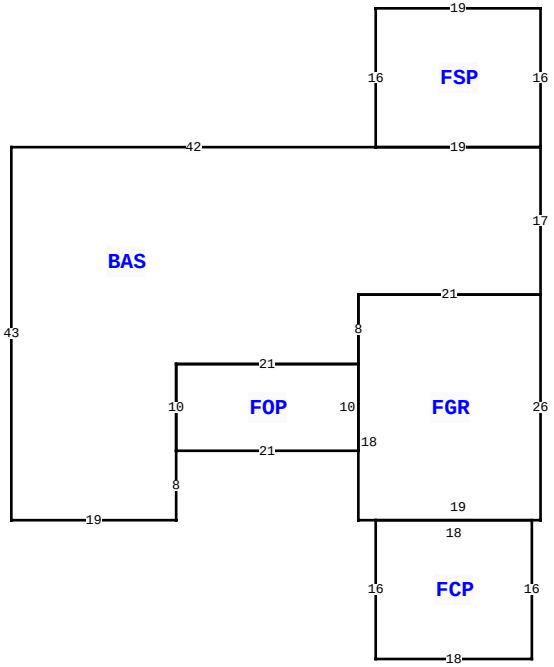
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,699	100		1,699	139,458
FCP	288	25		72	5,910
FGR	546	55		300	24,625
FOP	210	30		63	5,171
FSP	304	40		122	10,014
TOTALS	3,047			2,256	185,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	114.8000	126.28	284,888	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1699 HX Base Yr



4089 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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		185,177
TOTAL MARKET OB/XF VALUE		27,450
TOTAL LAND VALUE - MARKET		117,900
TOTAL MARKET VALUE		227,011
SOH/AGL Deduction		74,172
ASSESSED VALUE		152,839
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		51,428
TOTAL JUST VALUE		330,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048326	Electrical Servic	0	10/03/2023
31685	M H	698	01/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/765	12/15/2022	LE	U	I	14	100

GRANTOR: ADAMS MONTIE C

GRANTEE: ADAMS MONTIE C (ENH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S43 E19 N8 FOP= E21 N10W21S10$N10E21 FGR= S18 E2 FCP= S16 E18 N16 W18$ E19 N26 W21 S8$ N8 E21 N17 FSP= N16 W19 S16 E19$ W19$.

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	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	30	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 27,450

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.10	AC		1.00	1.00	1.00	445.00	445.00	5,384							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,900							

REVIEW DATE 03/06/2025 BY TW Total Acres: 13.10 Total Land Value: 14,384 Market: 108,900 Agricultural: 5,384 Common: 9,000 PRINTED 11/17/2026 BY SYS