

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

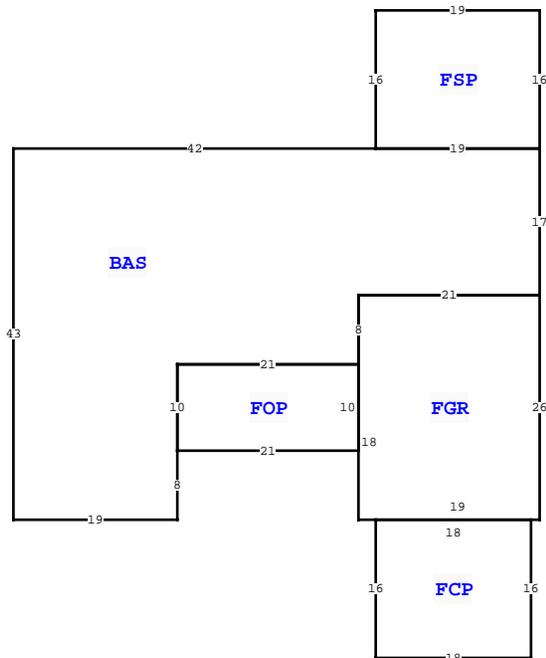
2026

12-5S-16-03597-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,699	100	
FCP	288	25	
FGR	546	55	
FOP	210	30	
FSP	304	40	
TOTALS	3,047		
			2,256 191,908

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	130.87	295,243	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1699 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			191,908	
TOTAL MARKET OB/XF VALUE			27,450	
TOTAL LAND VALUE - MARKET			117,900	
TOTAL MARKET VALUE			233,742	
SOH/AGL Deduction			84,907	
ASSESSED VALUE			148,835	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			47,424	
TOTAL JUST VALUE			337,258	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			320,799	

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	
BAS= W42 S43 E19 N8 FOP= E21 N10W21S10SN10E21 FGR= S18 E2	
FCP= S16 E18 N16 W18S E19 N26 W21 S8S N8 E21 N17 FSP= N16 W19 S16 E19S W19S.	

EXTRA FEATURES														4089 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	LGL DATE	MLU
L N	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		
TOTAL OB/XF																27,450		

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	DPHT 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							