COMM NW COR OF SE1/4 OF NE1/4, R
FT FOR POB, CONT E 150 FT, S 915
R/W CR-240, W 150.21 FT, N 904.4

RICKETSON AURTHERENE P
3971 SW COUNTY ROAD 240
LAKE CITY, FL 32024-4921

2027

12-5S-16-03597-002

BUILDING CHARACTERISTICS

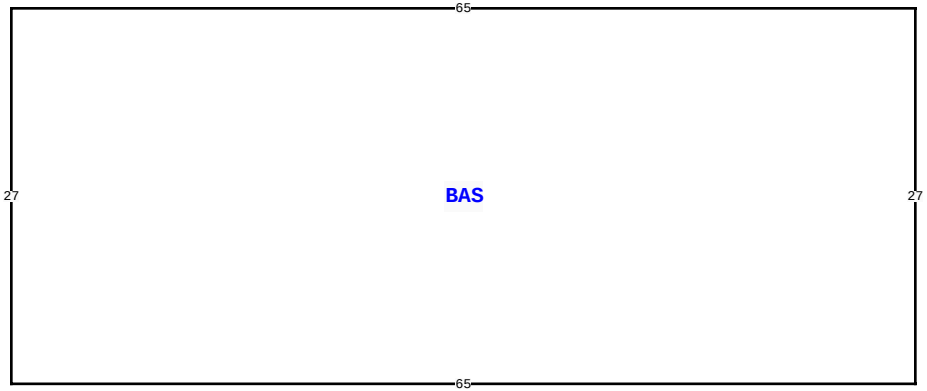
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,755	100		1,755	26,409
TOTALS	1,755			1,755	26,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	62.7075	37.62	66,023	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1755 HX Base Yr 2003



3971 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
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	0080	DECKING	0	100	0	0	1.00	UT	200.00	200.00	50	2009	2009	3	50	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,409
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		34,650
TOTAL MARKET VALUE		69,659
SOH/AGL Deduction		34,550
ASSESSED VALUE		35,109
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,109
TOTAL JUST VALUE		69,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,659

SALE:1:1: QC BACK TO PREVIOUS OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053366	Electrical Servic		06/12/2025
19646	M H	125	06/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/0845	11/20/2001	WD	Q	V		11,500
GRANTOR: ZONDERS						
GRANTEE: RICKETSON						
0865/0670	7/21/1998	QC	Q	V	01	0
GRANTOR: SHEWMAKER						
GRANTEE: ZONDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S27 E65 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	3.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	34,650							

REVIEW DATE 07/10/2025 BY tommy Total Acres: 3.15 Total Land Value: 34,650 Market: 0 Agricultural: 0 Common: 34,650 PRINTED 11/17/2026 BY SYS