COMM SW COR OF NE1/4 OF NE1/4, N
POB, CONT N 960.57 FT TO S R/W O
E ALONG R/W 226.72 FT, S 960.71

KLEINATLAND CHRISTOPHER/KLEINATLAND MEAGHAN
10372 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

13-5S-15-00454-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	03	03 100
Quality	05	05

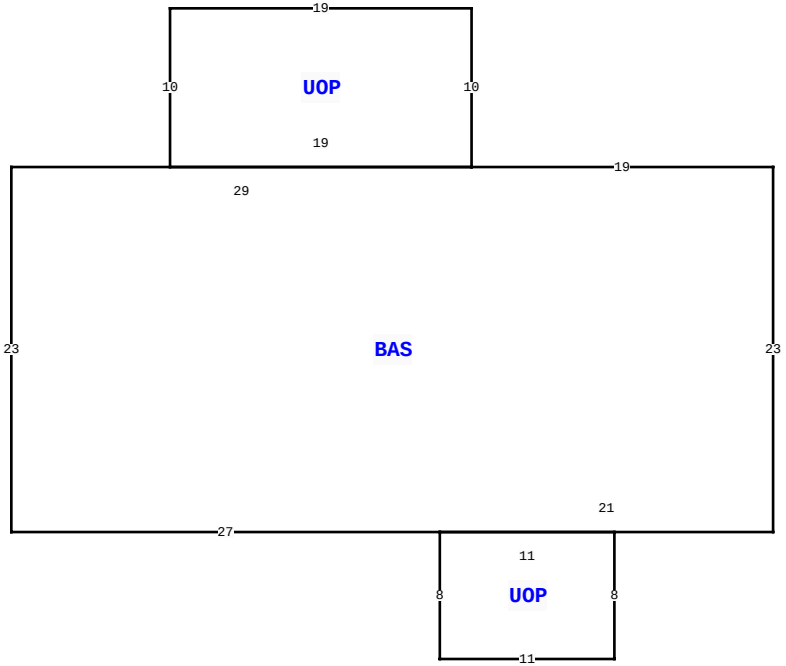
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	99,636
UOP	88	25		22	1,985
UOP	190	25		48	4,332
TOTALS	1,382			1,174	105,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,174	119.0000	114.24	134,118	1996	2015	0	0	0	21.00	79.00

1 MANUF 2 0% - 2025 Heated Area: 1104 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

10372 SW COUNTY ROAD 240 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,953
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	63,440
TOTAL MARKET VALUE	178,093
SOH/AGL Deduction	17,307
ASSESSED VALUE	160,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,786
TOTAL JUST VALUE	178,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051468	Electrical Servic	0	11/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2018	6/29/2026	WD	Q	I	01	235,000
GRANTOR: PENDLETON RON CLIFFOR						
GRANTEE: KLEINATLAND CHRISTO						
1513/234	4/19/2024	WD	U	I	35	181,000
GRANTOR: AITON MANDI						
GRANTEE: PENDLETON RON CLIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N10 W19 S10 E19$ W29 S23 E27 UOP= S8 E11 N8 W11$ E21 N23$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,440							

REVIEW DATE 10/20/2026 BY TP Total Acres: 4.88 Total Land Value: 63,440 Market: 0 Agricultural: 0 Common: 63,440 PRINTED 11/17/2026 BY SYS