NW1/4, EX W1/2 OF NW1/4 OF NW 1/
EX COMM NE COR OF SEC, W 2655.71
S R/W OF SW CR-240 FOR POB, CONT

SAULS PERRY R/SAULS BETTY T
10640 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2027**

**13-5S-15-00455-000**

## BUILDING CHARACTERISTICS

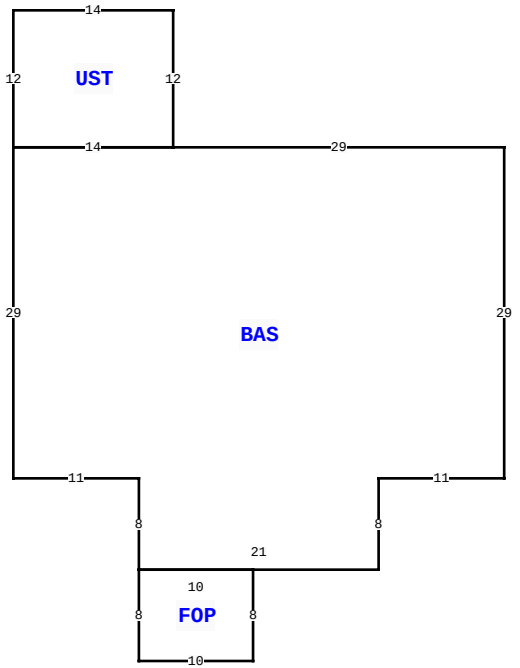
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 02 |
| NEIGHBORHOOD/LOC | 13515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,415 | 100 | | 1,415 | 115,061 |
| FOP | 80 | 30 | | 24 | 1,951 |
| UST | 168 | 45 | | 76 | 6,180 |
| TOTALS | 1,663 | | | 1,515 | 123,192 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,515 | 113.7300 | 125.10 | 189,526 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1415 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

10732 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 | 123,192 |
| TOTAL MARKET OB/XF VALUE | 5,600 |
| TOTAL LAND VALUE - MARKET | 1,475,000 |
| TOTAL MARKET VALUE | 224,526 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 224,526 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 224,526 |
| TOTAL JUST VALUE | 1,603,792 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,606,038 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053322 | Electrical Servic | | 06/05/2025 |
| 000052751 | Right-of-Way Acce | | 03/28/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1300/0070 | 9/02/2014 | WD | U | V | 30 | 100 |
| GRANTOR: BURL H JENKINS & ETAL | | | | | | |
| GRANTEE: BETTY T SAULS | | | | | | |
| 1234/1684 | 5/10/2012 | PB | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT (MARTH | | | | | | |
| GRANTEE: BETTY T SAULS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 UST= N12 W14 S12 E14$ W14 S29 E11 S8 FOP= S8 E10 N8 W10$ E21 N8 E11 N29$.

## 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 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 40 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 700 | |
| 3 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,600

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 93.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 34,410 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 0 | | | | | 44.21 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 12,423 | | | | | | | |
| 4 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 156.79 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 43,901 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 294.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 1,470,000 | | | | | | | |

REVIEW DATE 07/20/2016 BY DF Total Acres: 295.00 Total Land Value: 95,734 Market: 1,470,000 Agricultural: 90,734 Common: 5,000 PRINTED 11/17/2026 BY SYS