

COMM NW COR OF SEC, S 40 FT TO
S R/W OF CR 240 AND POB, E 300
FT, S 726.50 FT, W 300 FT, N

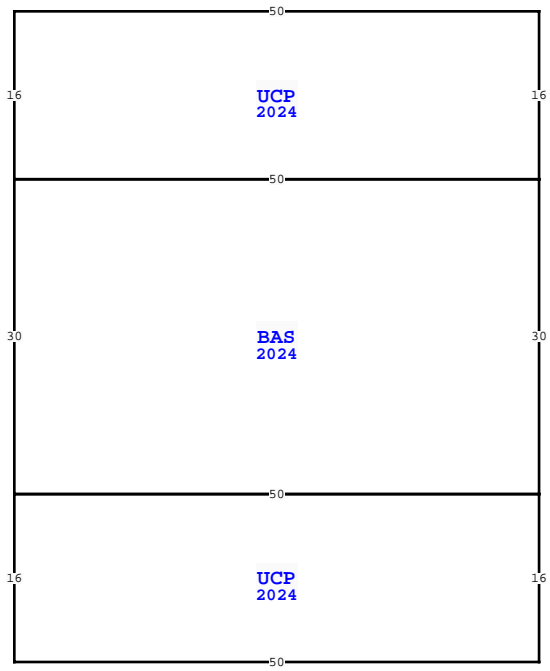
OJEDA EDEL/OJEDA SHERRIE JOHNSON
11116 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

13-5S-15-00455-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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
BAS	1,500	100	2024
UCP	800	20	2024
UCP	800	20	2024
TOTALS	3,100		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,820	105.8400	118.54	215,743	2023	2023	0	0	2.50	97.50		
2 SINGLE FAM 100% - 2024 Heated Area: 1500 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,349
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			231,469
SOH/AGL Deduction			0
ASSESSED VALUE			231,469
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			175,058
TOTAL JUST VALUE			270,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040775	New Residential C	15,000	10/22/2020
40775	SFR	0	10/22/2020
40484	M H	0	09/01/2020
39089	STORAGE	0	12/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1637	9/25/2019	WD Q	Q	V	01	47,500
GRANTOR: JOHNSON FARM & FENCE						
GRANTEE: EDEL & SHERRIE JOHN						
1168/2088	3/05/2009	WD Q	Q	V	01	40,000
GRANTOR: J KYLE SAULS						
GRANTEE: JOHNSON FARM & FENC						

EXTRA FEATURES																
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
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00	7,000.00	100			

TOTAL OB/XF														7,000			
11116 SW COUNTY ROAD 240 , LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=16,16] E50 S30 W50 N30 \$													
UCP=[YR=2024;ORIG=16,0] E50 S16 W50 N16 \$													
UCP=[YR=2024;ORIG=16,46] E50 S16 W50 N16 \$													

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	DPH 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	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	100					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							