

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

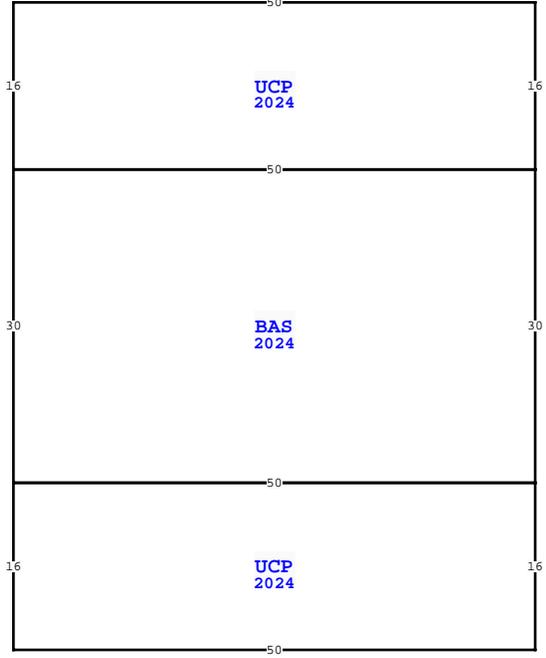
2026

13-5S-15-00455-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
25	MOD METAL 100	Exterior Wall			
00	N/A 0	Exterior Wall			
03	GABLE/HIP 100	Roof Structure			
12	MODULAR MT 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
13	LAM/VNLPLK 100	Interior Floor			
00	N/A 0	Interior Floor			
03	CENTRAL 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
2	100	Bedrooms			
1	100	Bathrooms			
02	WOOD FRAME 100	Frame			
1.	1.100	Stories			
0	100	Units			
03	03 100	Condition Adj			
01	01 100	Kitchen Adjus			
05	05	Quality			
5000	IMPROVED AG	DOR CODE			
		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	1,500	100	2024	1,500	176,465
UCP	800	20	2024	160	18,823
UCP	800	20	2024	160	18,823
TOTALS	3,100			1,820	214,111

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	120.66	219,601	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		214,111	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		53,000	
TOTAL MARKET VALUE		235,231	
SOH/AGL Deduction		0	
ASSESSED VALUE		235,231	
TOTAL EXEMPTION VALUE		HX HB DX 56,411	
BASE TAXABLE VALUE		178,820	
TOTAL JUST VALUE		274,111	
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	V	01		47,500
GRANTOR: JOHNSON FARM & FENCE						
GRANTEE: EDEL & SHERRIE JOHN						
1168/2088	3/05/2009	WD 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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													
11116 SW COUNTY ROAD 240 , LAKE CITY													

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 7,000										
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							