

COMM NE COR OF SEC, W 2655.71 FT
S R/W OF SW CR-240 FOR POB, CONT
W 467.17 FT, N 467.17 FT, E 467.

SAULS FAMILY REVOCABLE TRUST AGREEMENT DATED APRIL
10640 SW COUNTY ROAD 240
LAKE CITY, FL 32024

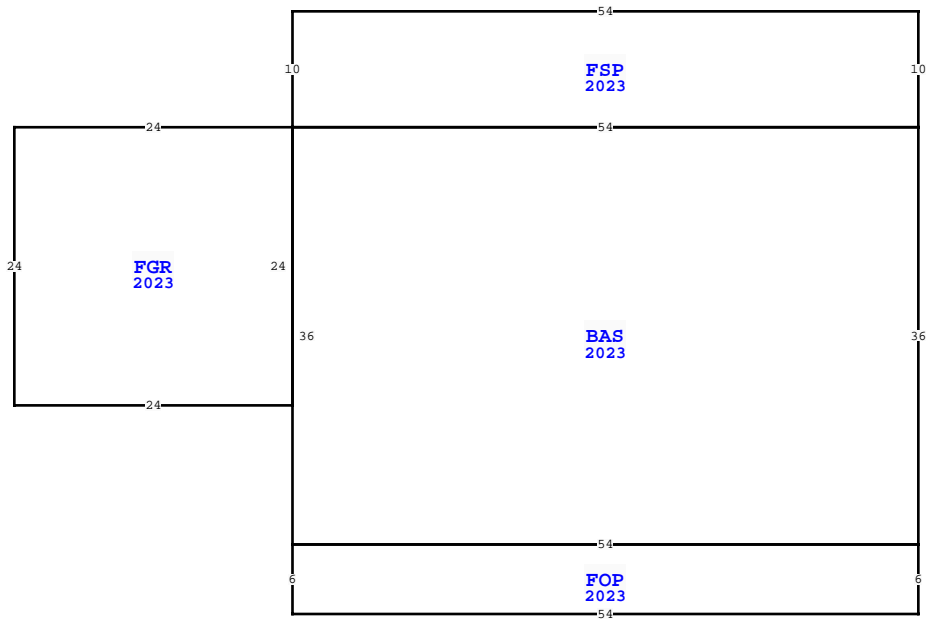
2026

13-5S-15-00455-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	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		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	2023
FGR	576	55	2023
FOP	324	30	2023
FSP	540	40	2023
TOTALS	3,384		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 1944			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			345,504
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			371,704
SOH/AGL Deduction			89,676
ASSESSED VALUE			282,028
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			230,617
TOTAL JUST VALUE			371,704
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044386	New Residential C	250,000	05/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/329	4/30/2026	WD	U	I	11	100

GRANTOR: SAULS PERRY R
GRANTEE: SAULS FAMILY REVOCA
1463/820 3/31/2022 QC U V 11 0
GRANTOR: SAULS BETTY T
GRANTEE: SAULS BETTY T

EXTRA FEATURES		10640 SW COUNTY ROAD 240, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3.00	100	2023	2022		100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=111,14] W54 S36 E54 N36 \$	
FGR=[YR=2023;ORIG=33,14] E24 S24 W24 N24 \$	
FSP=[YR=2023;ORIG=57,4] E54 S10 W54 N10 \$	
POP=[YR=2023;ORIG=57,50] E54 S6 W54 N6 \$	

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					5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							