LOT 13 THE CROSSROADS UNIT 1.
EX .50 AC DESC IN ORB 1073-
1415 & EX .10 AC (PRCL "B")

STEWART CHARLES E
11466 SW CR 240
LAKE CITY, FL 32024

2027

14-5S-15-00459-113

BUILDING CHARACTERISTICS

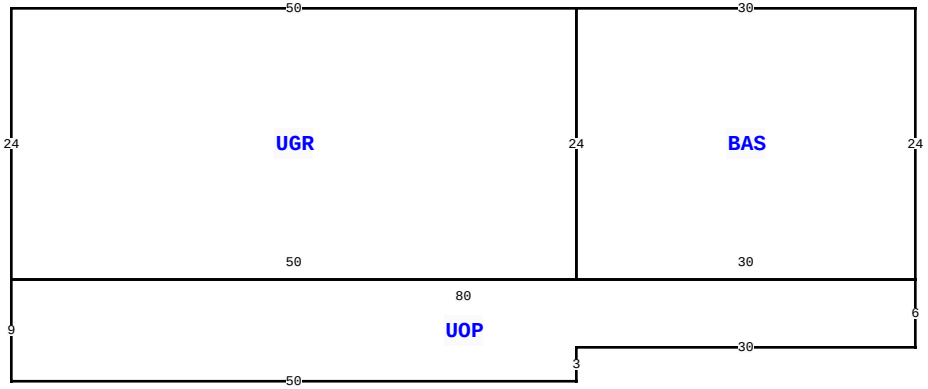
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	45,823
UGR	1,200	45		540	34,368
UOP	630	20		126	8,019
TOTALS	2,550			1,386	88,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	82.6500	90.92	126,015	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 720 HX Base Yr 2006



11466 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	16	20	320.00	UT	9.00	9.00	100	2005	2005	3	100	2,880	
2	0252	LEAN-TO W/	0	100	6	16	96.00	UT	3.00	3.00	100	2005	2005	3	100	288	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,210
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		41,250
TOTAL MARKET VALUE		134,628
SOH/AGL Deduction		49,116
ASSESSED VALUE		85,512
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,101
TOTAL JUST VALUE		134,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,229

SALE:1:1: LOT 13 THE CROSSROADS UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24389	SFR	356	04/13/2006
23099	SFR	259	05/03/2005
22938	TR/TRAILER	0	03/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0259	2/16/2005	WD	Q	V		32,000
GRANTOR: RHEA & PRIES						
GRANTEE: CHARLES STEWART						
0921/1272	2/21/2001	WD	Q	V		17,000
GRANTOR: FORD						
GRANTEE: BOYD RHEA & KAY PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UGR= W50 S24 UOP= S9 E50 N3 E30 N6 W80$ E50 N24$ S24 E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,168

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							

REVIEW DATE 07/18/2016 BY DF Total Acres: 4.41 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 11/17/2026 BY SYS