LOT 18 THE CROSSROADS UNIT 1.

780-1284, QC 1278-1981, DC 1430-

SCHELLER TIMOTHY JOE/SCHELLER ALYCIA LUANN
11174 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

14-5S-15-00459-118

BUILDING CHARACTERISTICS

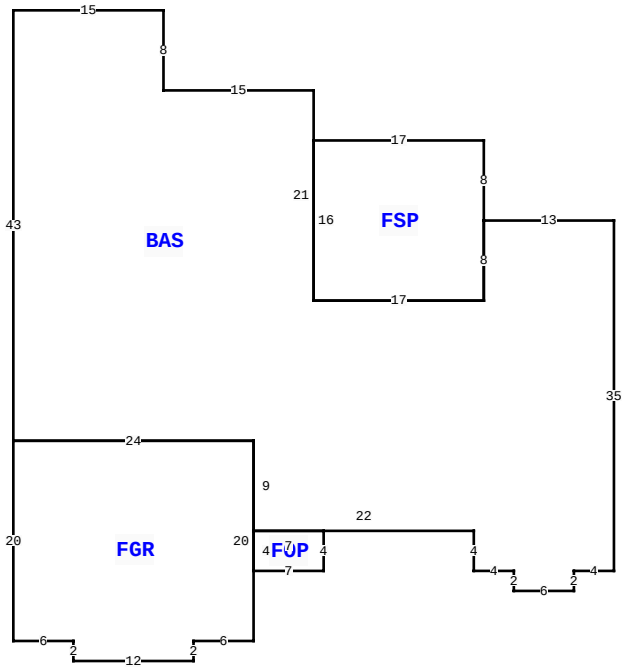
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
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	2,086	100		2,086	240,840
FGR	504	55		277	31,981
FOP	28	30		8	924
FSP	272	40		109	12,584
TOTALS	2,890			2,480	286,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	123.4800	135.83	336,858	1993	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 2086 HX Base Yr 2026



11174 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	34	13	442.00	UT	1.50	1.50	100	0	0	3	100	663	
2	0166	CONC,PAVMT	0	100	14	20	280.00	UT	1.50	1.50	100	0	0	3	100	420	
3	0166	CONC,PAVMT	0	100	3	52	156.00	UT	1.50	1.50	100	0	0	3	100	234	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	286,329
TOTAL MARKET OB/XF VALUE	3,917
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	355,246
SOH/AGL Deduction	69,071
ASSESSED VALUE	286,175
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,764
TOTAL JUST VALUE	355,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053479	Electrical Servic		06/27/2025
000048068	Electrical Servic	0	09/11/2023
7760	SFR	65,000	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2160	4/25/2025	WD	Q	I	01	500,000
GRANTOR: SPARKS CONSTRUCTION &						
GRANTEE: SCHELLER TIMOTHY JO						
1510/2428	3/19/2024	WD	Q	I	01	225,000
GRANTOR: TERRY VALERIE Y						
GRANTEE: SPARKS CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S43 FGR= S20 E6 S2 E12 N2 E6 N20 W24$ E24 S9 FOP= S4 E7 N4 W7$ E22 S4 E4 S2 E6 N2 E4 N35 W13 FSP= N8 W17 S16 E17 N8$ S8 W17 N21 W15 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,917

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	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS