W1/2 OF NW1/4, EX 3.31 AC IN NW
534-750, 534-753,

MEEKS GARY L/MEEKS PATRICIA
8944 SW COUNTY RD 240
LAKE CITY, FL 32024

2027

17-5S-16-03633-000

BUILDING CHARACTERISTICS

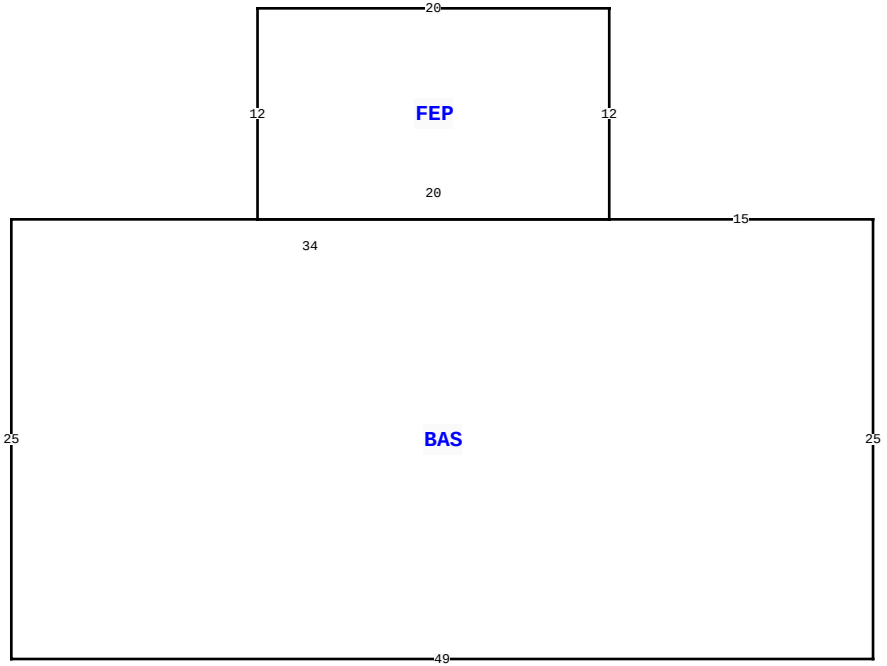
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	98,974
FEP	240	80		192	15,513
TOTALS	1,465			1,417	114,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	113.0000	124.30	176,133	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1225 HX Base Yr



8944 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	416,063
TOTAL MARKET OB/XF VALUE	70,617
TOTAL LAND VALUE - MARKET	421,795
TOTAL MARKET VALUE	527,617
SOH/AGL Deduction	90,622
ASSESSED VALUE	436,995
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	385,584
TOTAL JUST VALUE	908,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	916,041

XFOB:5:1: AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10778	POOL	90	02/20/1996
6970	SFR	66,000	03/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N12 W20 S12 E20$ W34 S25 E49 N25$.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	882.00	UT	1.40	1.40	100	0	0	3	100	1,235	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	864.00	UT	1.50	1.50	100	1996	1996	3	100	1,296	
5	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
6	0040	BARN,POLE	0	100	50	100	5,000.00	UT	5.00	5.00	100	2006	2006	3	100	25,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
9	0282	POOL ENCL	0	100	40	60	2,400.00	UT	15.00	15.00	100	2019	2019	3	65	23,400	

LAND DESCRIPTION

TOTAL OB/XF 70,617

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	2.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	54.69	AC		1.00	1.00	1.00	445.00	445.00	24,337							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.69	AC		1.00	1.00	1.00	5,500.00	5,500.00	410,795							

REVIEW DATE 02/19/2026 BY KS Total Acres: 76.69 Total Land Value: 40,937 Market: 410,795 Agricultural: 29,937 Common: 11,000 PRINTED 11/17/2026 BY SYS

W1/2 OF NW1/4, EX 3.31 AC IN NW
534-750, 534-753,

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BUILDING CHARACTERISTICS

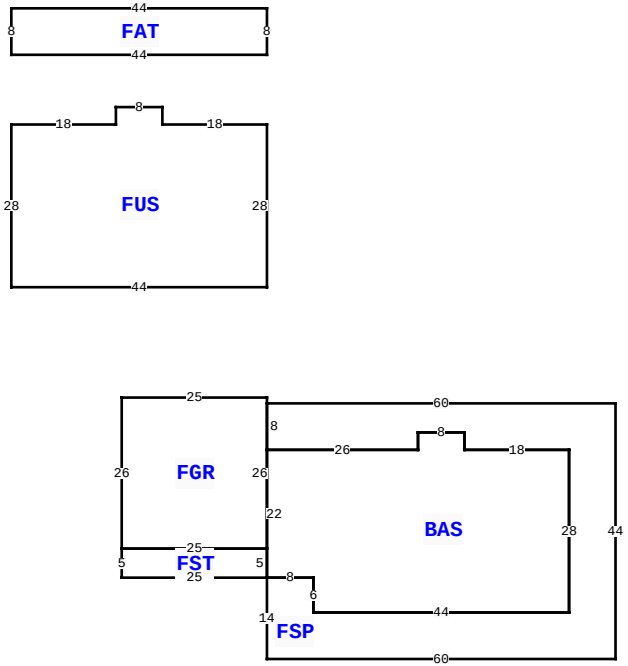
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	117,737
FAT	352	20		70	5,755
FGR	650	55		358	29,434
FSP	1,208	40		483	39,712
FST	125	55		69	5,673
FUS	1,256	100		1,256	103,266
TOTALS	5,023			3,668	301,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,668	114.9918	126.49	463,965	1993	1993	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 2688 HX Base Yr



8944 SW COUNTY ROAD 240 , LAKE CITY

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INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB	51,411
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TOTAL JUST VALUE		908,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		916,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP= S14 E60 N44 W60 S8 E26 N3 E8 S3 E18 S28 W44 N6 W8$ BAS= E8 S6 E44 N28 W18 N3 W8 S3 W26 S22 FST= N5 FGR= N26 W25 S26 E25$ W25 S5 E25$ PTR= N50 FUS= N28 W18 N3 W8 S3 W18 S28 E44$ S50$ PTR=N90 FAT= N8 W44 S8 E44$ S90$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/19/2026 BY KS Total Acres: 76.69 Total Land Value: 40,937 Market: 410,795 Agricultural: 29,937 Common: 11,000 PRINTED 11/17/2026 BY SYS