N1/2 OF NW1/4 OF NW1/4 OF NE1/4,
& EX R/W FOR CR-240, AKA PARCEL

GLEATON MONA
8518 SW CR 240
LAKE CITY, FL 32024

2027

17-5S-16-03637-008

BUILDING CHARACTERISTICS

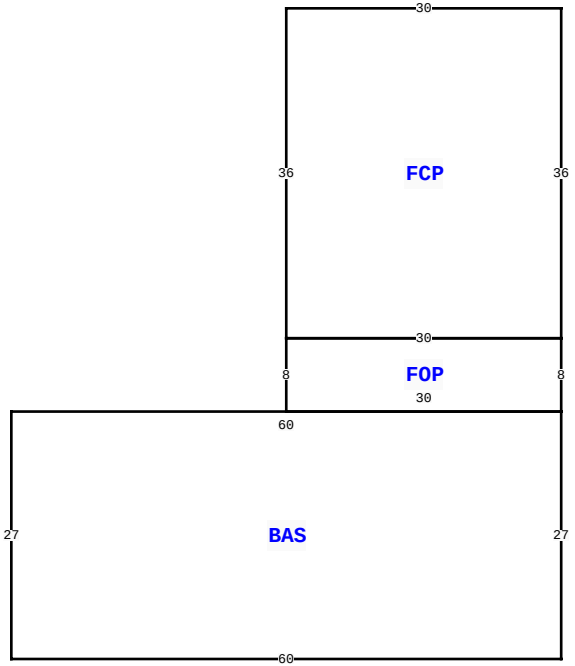
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,620	100		1,620	94,384
FCP	1,080	25		270	15,731
FOP	240	35		84	4,894
TOTALS	2,940			1,974	115,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,974	113.9000	105.93	209,106	2002	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1620 HX Base Yr 2002



8518 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,008
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		164,208
SOH/AGL Deduction		76,670
ASSESSED VALUE		87,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,127
TOTAL JUST VALUE		164,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0749	10/11/1995	WD	Q	V	02	0

GRANTOR: ELTON MCCLELLAN

GRANTEE: MONA GLEATON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$ FOP= N8 FCP= N36 W30 S36 E30$ W30 S8 E30$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.80	AC		1.00	1.00	1.00	14,000.00	14,000.00	39,200							

REVIEW DATE 02/19/2026 BY KS Total Acres: 2.80 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS