COMM NE COR OF SEC, RUN W 891.07
TO S R/W CR 240 FOR POB, S 604 F
N 604.01 FT, E 359.23 FT TO POB.

BAIRD JOHN H/BAIRD AMANDA
9326 SW CR 240
LAKE CITY, FL 32024

2027

18-5S-16-03642-001

BUILDING CHARACTERISTICS

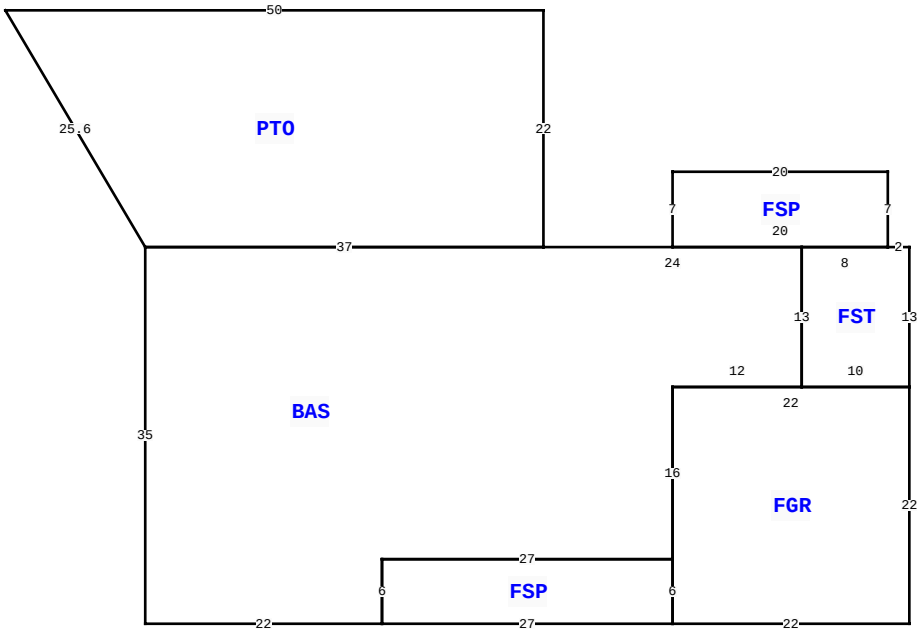
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	126,948
FGR	484	55		266	19,759
FSP	140	40		56	4,160
FSP	162	40		65	4,828
FST	130	55		72	5,348
PTO	957	5		48	3,565
TOTALS	3,582			2,216	164,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	103.8870	114.28	253,244	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1709 HX Base Yr 2019



9326 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	16	36	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0282	POOL ENCL	0	100	24	46	1,104.00	UT	15.00	15.00	100	1999	1999	3	40	6,624	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
7	0252	LEAN-TO W/	0	100	16	33	528.00	UT	2.50	2.50	100	2007	2007	3	100	1,320	
8	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
9	0252	LEAN-TO W/	0	100	15	17	255.00	UT	2.50	2.50	100	2007	2007	3	100	638	
10	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 31,218

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 02/04/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,053
TOTAL MARKET OB/XF VALUE		32,418
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		292,601
SOH/AGL Deduction		77,271
ASSESSED VALUE		215,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,919
TOTAL JUST VALUE		292,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28778	M H	371	08/05/2010
15367	POOL	100	04/09/1999
8730	PUMP/UTPOL	30	08/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/134	7/26/2023	WD	U	I	11	100
GRANTOR: BAIRD STEVEN W						
GRANTEE: BAIRD JOHN H						
1364/1504	7/12/2018	WD	Q	I	01	180,000
GRANTOR: PAUL F WHITE						
GRANTEE: STEVEN & MARY BAIRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N22 W50 D22 R13 E37$ W37 S35 E22 FSP= E27 N6W27S6$ N6 E27 FGR= S6E22 N22W22 S16$ N16 E12 FST= E10 N13 W2 FSP= N7 W20 S7 E20$ W8 S13$ N13$.

COMM NE COR OF SEC, RUN W 891.07
TO S R/W CR 240 FOR POB, S 604 F
N 604.01 FT, E 359.23 FT TO POB.

BAIRD JOHN H/BAIRD AMANDA
9326 SW CR 240
LAKE CITY, FL 32024

2027

18-5S-16-03642-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	02	02 100
Quality	05	05

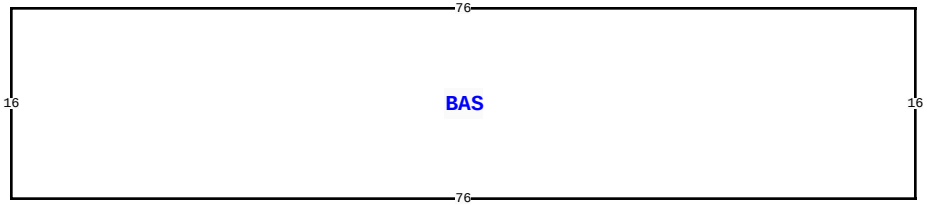
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,444
TOTALS	1,216			1,216	30,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	104.3100	62.59	76,109	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1216 HX Base Yr 2019



9326 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
12	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
13	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BASE TAXABLE VALUE		163,919
TOTAL JUST VALUE		292,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/134	7/26/2023	WD	U	I	11	100
GRANTOR: BAIRD STEVEN W						
GRANTEE: BAIRD JOHN H						
1364/1504	7/12/2018	WD	Q	I	01	180,000
GRANTOR: PAUL F WHITE						
GRANTEE: STEVEN & MARY BAIRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 02/04/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS