COMM AT NW COR OF NE1/4 OF SEC R
S R/W OF C R 240 FOR POB CONT S
449.78 FT, N 970.94 FT TO S R/W

SATTERFIELD HOMER
9574 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

18-5S-16-03642-004

BUILDING CHARACTERISTICS

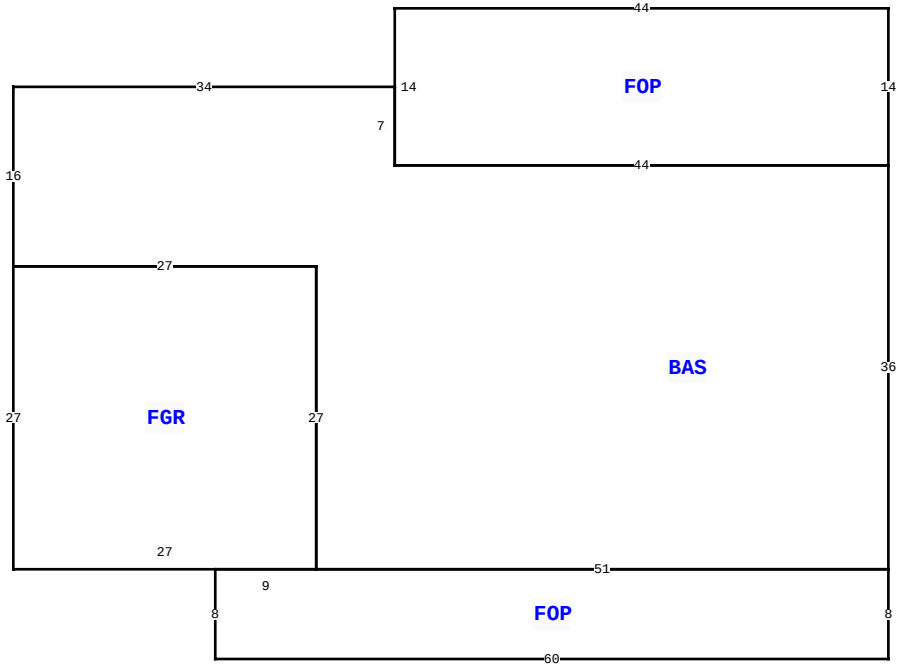
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,317	100		2,317	235,509
FGR	729	55		401	40,759
FOP	480	30		144	14,636
FOP	616	30		185	18,804
TOTALS	4,142			3,047	309,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,047	111.9100	123.10	375,086	2008	2008	0	0	0	17.43	82.57

1 SINGLE FAM 100% - 2009 Heated Area: 2317 HX Base Yr 2009



9574 SW COUNTY ROAD 240 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	309,709
TOTAL MARKET OB/XF VALUE	26,410
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	446,339
SOH/AGL Deduction	152,419
ASSESSED VALUE	293,920
TOTAL EXEMPTION VALUE	HX HB WX 21 293,920
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	446,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048186	Electrical Servic	0	09/19/2023
000043086	Roof Replacement	26,916	11/02/2021
26447	SFR	696	11/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/779	4/09/2026	WD	Q	I	01	520,000
GRANTOR: CHRISTENSEN ANNE M						
GRANTEE: SATTERFIELD HOMER						
1121/0746	6/06/2007	WD	Q	V		131,500
GRANTOR: PETER GIEBEIG						
GRANTEE: ANNE & DOUGLAS CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S16 FGR= S27 E27 N27 W27$ E27 S27 FOP= W9 S8 E60 N8 W51$ E51 N36 FOP= N14 W44 S14 E44$ W44 N7$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	7,421.00	UT	3.00	3.00	80	2008	2008	3	80	17,810	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 26,410

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 05/29/2026 BY TP Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS