COMM NW COR, RUN E 748.83 FT, S
CR-240 FOR POB, CONT S 627.51 FT
S 665.24 FT, E 605.60 FT, N 666.

GANE RONALD JR/GANE JENNIFER MARTINA
9972 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

18-5S-16-03644-000

BUILDING CHARACTERISTICS

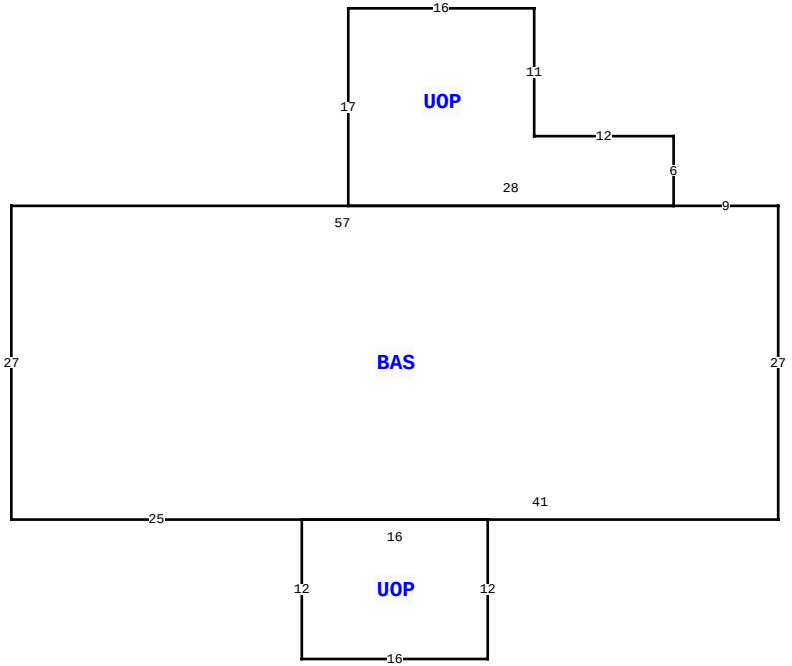
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	48,713
UOP	192	25		48	1,312
UOP	344	25		86	2,351
TOTALS	2,318			1,916	52,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,916	113.9000	68.34	130,939	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1782 HX Base Yr 1999



9972 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,376
TOTAL MARKET OB/XF VALUE		25,260
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		187,746
SOH/AGL Deduction		74,637
ASSESSED VALUE		113,109
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		56,698
TOTAL JUST VALUE		187,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056814	Storage Building	43,750	10/20/2026
13464	M H	125	01/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2384	8/26/2026	WD	Q	I	01	415,000
GRANTOR: HUMPHREY RONALD L						
GRANTEE: GANE RONALD JR						
0850/1877	12/22/1997	WD	Q	V		33,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: HUMPHREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N6 W12 N11 W16 S17 E28$ W57 S27 E25 UOP= S12 E16 N12 W16$ E41 N27$.

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	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	14.00	14.00	100	2006	2006	3	100	2,016	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	11	11	121.00	UT	12.00	12.00	100	2006	2006	3	100	1,452	
5	0296	SHED METAL	0	100	11	50	550.00	UT	12.00	12.00	100	2006	2006	3	100	6,600	
6	0296	SHED METAL	0	100	10	14	140.00	UT	12.00	12.00	100	2006	2006	3	100	1,680	
7	0296	SHED METAL	0	100	11	16	176.00	UT	12.00	12.00	100	2006	2006	3	100	2,112	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 25,260

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 02/03/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS