LOT 3 WHITE OAK PLANTATION S/D.
863-879, 873-1471, 908-2220, WD

COLLIER SHEILA D
9794 SW COUNTY RD 240
LAKE CITY, FL 32024

2027

18-5S-16-03644-103

BUILDING CHARACTERISTICS

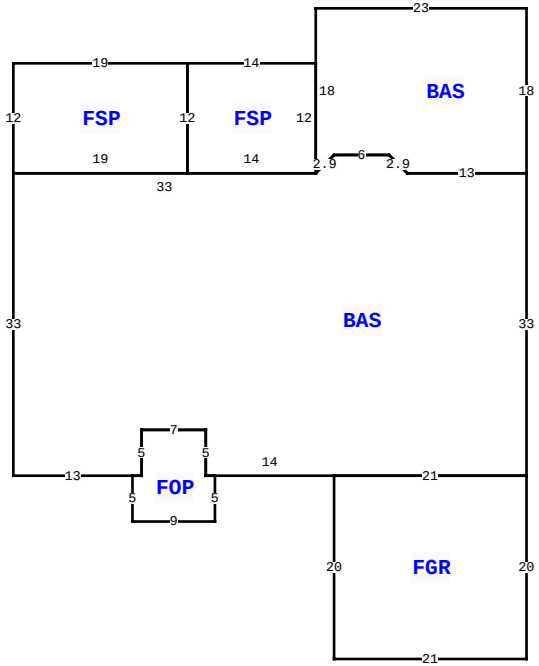
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	398	100		398	39,968
BAS	1,829	100		1,829	183,674
FGR	420	55		231	23,198
FOP	80	30		24	2,410
FSP	168	40		67	6,729
FSP	228	40		91	9,139
TOTALS	3,123			2,640	265,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	124.8500	137.34	362,578	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2013 Heated Area: 2227 HX Base Yr 2013



9794 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,117
TOTAL MARKET OB/XF VALUE	1,399
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,516
SOH/AGL Deduction	130,678
ASSESSED VALUE	200,838
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	144,427
TOTAL JUST VALUE	331,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050017	Roof Replacement	16,400	05/31/2024
39554	ADDN SFR	0	04/03/2020
30848	ADDN SFR	178	03/14/2013
17514	SFR	290	10/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0767	9/07/2012	WD	Q	I	01	180,000
GRANTOR: GALE L GAYHEART (SING						
GRANTEE: LARRY L & SHEILA D						
0908/2220	8/17/2000	WD	Q	V		27,000
GRANTOR: A BAR S LAND &						
GRANTEE: GALE GAYHEART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 U2L2 W6 D2L2 W33 S33 E13 E1 N5 E7 S5 E14 E21 N33 $
FGR=[ORIG=-21,33] S20 E21 N20 W21 $
BAS=[ORIG=0,0] N18 W23 S18 U2R2 E6 D2R2 E13 $
FSP=[ORIG=-56,-12] E19 S12 W19 N12 $
FSP=[ORIG=-23,0] N12 W14 S12 E14 $
FOP=[ORIG=-43,33] S5 E9 N5 W1 N5 W7 S5 W1 $
.

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	0166	CONC,PAVMT	0	100	0	0	506.00	UT	1.50	1.50	100	2000	2000	3	100	759	
2	0296	SHED METAL	0	100	10	80	80.00	UT	8.00	8.00	100	2006	2006	3	100	640	

LAND DESCRIPTION

TOTAL OB/XF 1,399

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/03/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS