LOT 4 WHITE OAK PLANTATION S/D.
857-667, 897-523, WD 1241-1253,

MARTIN DAVID A/MARTIN LINDA K
9842 SW COUNTRY ROAD 240
LAKE CITY, FL 32024

2027

18-5S-16-03644-104

BUILDING CHARACTERISTICS

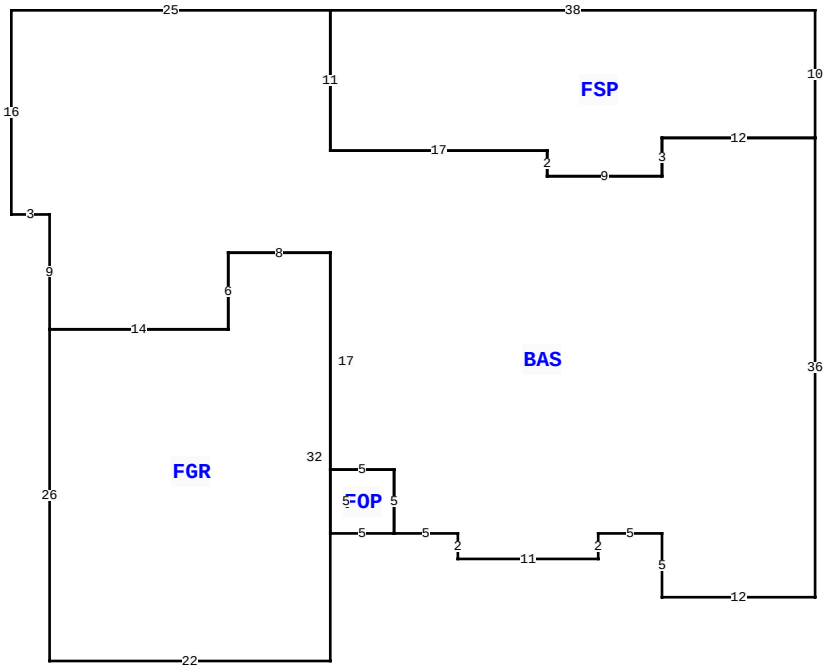
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,741	100		1,741	259,949
FGR	620	55		341	50,915
FOP	25	30		8	1,194
FSP	424	40		170	25,383
TOTALS	2,810			2,260	337,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	150.8156	165.90	374,934	2001	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1741 HX Base Yr 2023



9842 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0030	BARN,MT	0	100	20	40	800.00	UT	18.00	18.00	100	2006	2006	3	100	14,400	
2	0166	CONC,PAVMT	0	100	0	0	582.00	UT	3.00	3.00	100	2006	2006	3	100	1,746	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0031	BARN,MT AE	0	100	40	20	800.00	UT	12.50	12.50	100	2019	2019	3	100	10,000	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		337,441
TOTAL MARKET OB/XF VALUE		32,146
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,587
SOH/AGL Deduction		9,737
ASSESSED VALUE		424,850
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,439
TOTAL JUST VALUE		434,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17188	SFR	245	07/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/922	8/15/2022	WD	Q	I	01	457,500
GRANTOR: SWEET PAUL						
GRANTEE: MARTIN DAVID A						
1241/1253	9/11/2012	WD	Q	I	01	186,000
GRANTOR: D STRICKLAND						
GRANTEE: PAUL & AMY SWEET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S16 E3 S9 FGR= S26 E22 N32 W8 S6 W14$ E14 N6 E8 S17 FOP= S5 E5 N5 W5$ E5 S5 E5 S2 E11 N2 E5 S5 E12 N36 FSP= N10 W38 S11 E17 S2 E9 N3 E12$ W12 S3 W9 N2 W17 N11$.

LAND DESCRIPTION

TOTAL OB/XF 32,146

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