LOT 5 WHITE OAK PLANTATION S/D.

940-1295, WD 1039-2118, LE 1565-

LEONARD SYLVIA M
9948 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2027**

**18-5S-16-03644-105**

## BUILDING CHARACTERISTICS

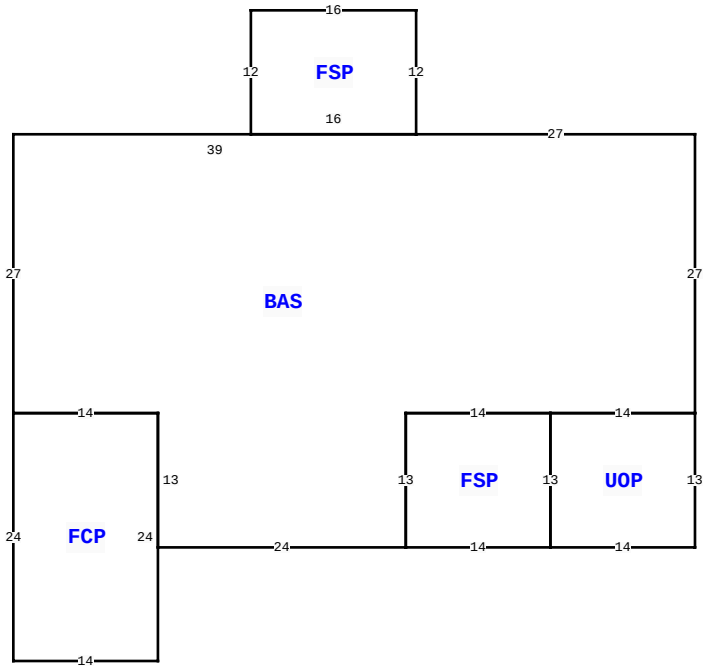
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 07 | 07 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 2,094 | 100 | | 2,094 | 146,392 |
| FCP | 336 | 25 | | 84 | 5,872 |
| FSP | 182 | 40 | | 73 | 5,103 |
| FSP | 192 | 40 | | 77 | 5,383 |
| UOP | 182 | 25 | | 46 | 3,216 |
| TOTALS | 2,986 | | | 2,374 | 165,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,374 | 136.6800 | 127.11 | 301,759 | 2003 | 2003 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2006 Heated Area: 2094 HX Base Yr 2006




9948 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2002 | 2002 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 24 | 240.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 720 | |
| 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 | 12 | 20 | 240.00 | UT | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 100 | 2,880 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 300 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 700 | |
| 7 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2017 | 2017 | 3 | 84 | 30,106 | |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2021 | 2020 | | 70 | 4,200 | |
| 9 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2026 | 2025 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 165,967 |
| TOTAL MARKET OB/XF VALUE | | 47,706 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 278,673 |
| SOH/AGL Deduction | | 118,966 |
| ASSESSED VALUE | | 159,707 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 108,296 |
| TOTAL JUST VALUE | | 278,673 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,463 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055059 | Roof Replacement | 11,312 | 02/20/2026 |
| 39933 | GENERATOR | 0 | 06/12/2020 |
| 35200 | POOL | 144 | 04/19/2017 |
| 19939 | M H | 125 | 09/06/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1565/1880 | 4/09/2026 | LE | U | I | 14 | 100 |
| GRANTOR: LEONARD SYLVIA M (ENH | | | | | | |
| GRANTEE: NIELSEN PAUL L (RMD | | | | | | |
| 1039/2118 | 2/28/2005 | WD | Q | I | | 147,900 |
| GRANTOR: ARTHUR E MARTIN | | | | | | |
| GRANTEE: GEORGE E & SYLVIA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 FSP= N12 W16 S12 E16$ W39 S27 FCP= S24 E14 N24 W14$ E14 S13 E24 FSP= E14 N13 W14 S13$ N13 E14 UOP= S13 E14 N13 W14$ E14 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 47,706

| 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 | 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