

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

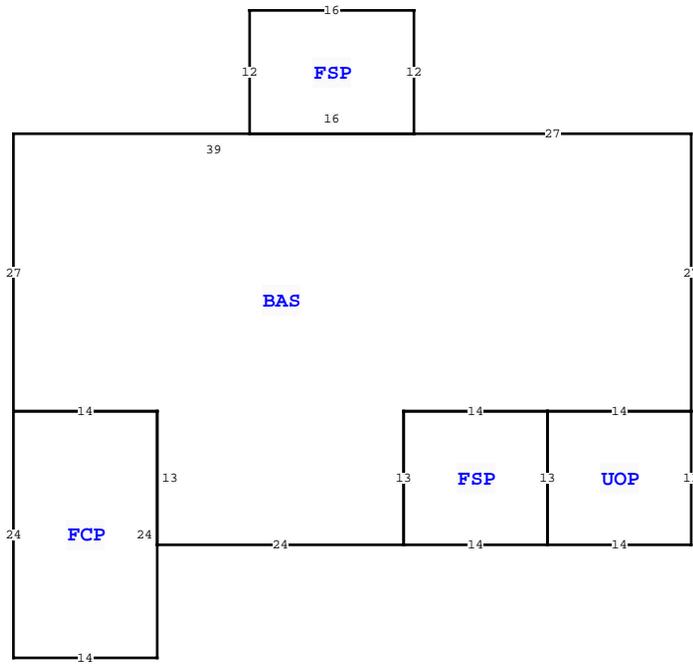
2026

18-5S-16-03644-105
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	2,374	136.6800	131.21	311,493	2003	2003	0	0	0	45.00	55.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,321	
TOTAL MARKET OB/XF VALUE		47,706	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		284,027	
SOH/AGL Deduction		128,972	
ASSESSED VALUE		155,055	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		103,644	
TOTAL JUST VALUE		284,027	
NCON VALUE		600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,779	



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	151,115
FCP	336	25		84	6,062
FSP	182	40		73	5,268
FSP	192	40		77	5,557
UOP	182	25		46	3,320
TOTALS	2,986			2,374	171,321

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	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						

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																	
L N	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	
5	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
8	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2017	2017	3	84	30,106	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
10	0258	PATIO	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

BUILDING NOTES												
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								