LOT 6 WHITE OAK PLANTATION S/D.
894-88, CT 1100-1641, WD 1108-53

JONES BRIAN E/JONES TAMARA L
10016 SW CR 240
LAKE CITY, FL 32024-1655

2027

18-5S-16-03644-106

BUILDING CHARACTERISTICS

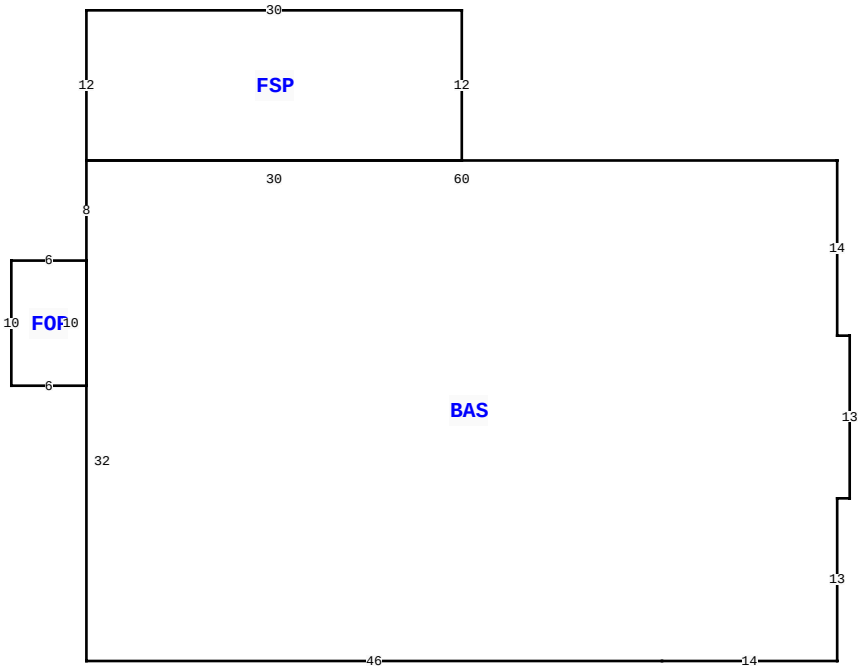
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,413	100		2,413	178,024
FOP	60	35		21	1,549
FSP	360	40		144	10,624
TOTALS	2,833			2,578	190,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,578	144.2400	134.14	345,813	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2413 HX Base Yr 2017



10016 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	20	45	900.00	UT	1.50	1.50	100	2014	2014	3	100	1,350	
5	0070	CARPORT UF	0	100	24	35	840.00	UT	1.50	1.50	100	2014	2014	3	100	1,260	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,197
TOTAL MARKET OB/XF VALUE		14,510
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		269,707
SOH/AGL Deduction		142,791
ASSESSED VALUE		126,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,505
TOTAL JUST VALUE		269,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16483	M H	125	01/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2034	8/22/2018	QC	U	I	11	100
GRANTOR: BRIAN E JONES						
GRANTEE: BRIAN E & TAMARA L						
1316/0500	6/02/2016	WD	Q	I	01	145,000
GRANTOR: CHARLES & ETHEL POOLE						
GRANTEE: BRIAN E JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FSP= N12 E30 S12 W30$ S8 FOP= W6 S10 E6 N10$ S32 E46 E14 N13 E1 N13W1 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,510

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