LOT 30 OAKS OF LAKE CITY PHS 1.
WD 1324-2194,

HUMPHREY RONALD L/HUMPHREY CHERYL
9972 SW CR 240
LAKE CITY, FL 32024

2027

18-5S-17-09280-130

BUILDING CHARACTERISTICS

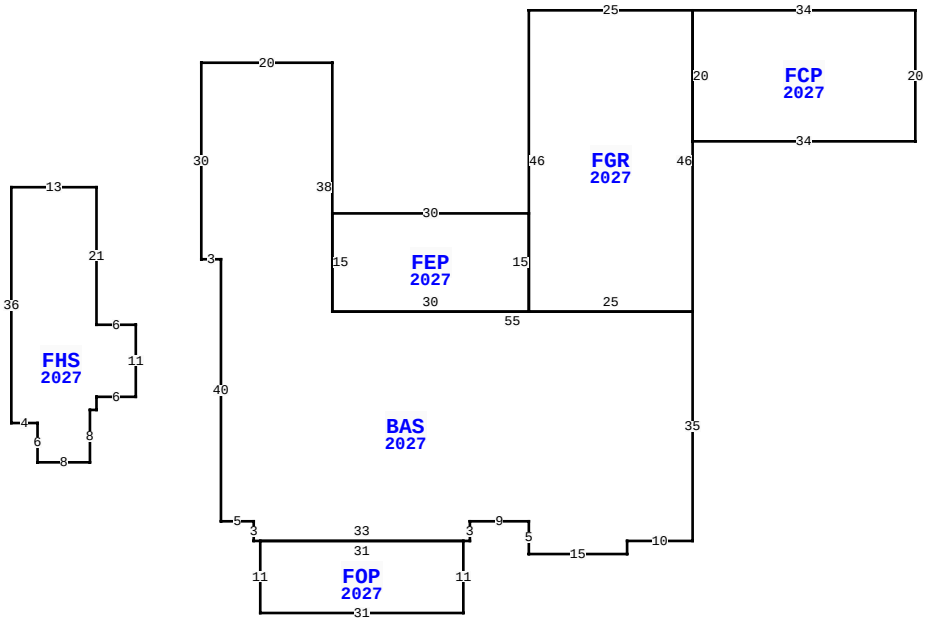
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,244	100	2027	3,244	384,219
FCP	680	25	2027	170	20,135
FEP	450	80	2027	360	42,638
FGR	1,150	55	2027	632	74,854
FHS	580	60	2027	348	41,217
FOP	341	30	2027	102	12,081
TOTALS	6,445			4,856	575,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,856	107.6700	118.44	575,145	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 3824 HX Base Yr



903 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0166	CONC,PAVMT	0	0	0	0	3,600.00	UT	3.50	3.50	100	2027	2026		100	12,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	575,145
TOTAL MARKET OB/XF VALUE	12,600
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	642,745
SOH/AGL Deduction	13,198
ASSESSED VALUE	629,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	629,547
TOTAL JUST VALUE	642,745
NCON VALUE	587,745
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053948	New Residential C	200,000	08/29/2025
000053700	Right-of-Way Acce		07/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/2194	10/31/2016	WD	Q	V	05	43,000

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: RONALD L & CHERYL H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=0,-11] W55 N38 W20 S30 E3 S40 E5 S3 E33 N3 E9 S5 E15 N2 E10 N35 $
FGR=[YR=2027;ORIG=-25,-57] E25 S46 W25 N46 $
FCP=[YR=2027;ORIG=0,-57] E34 S20 W34 N20 $
FEP=[YR=2027;ORIG=-55,-26] E30 S15 W30 N15 $
FOP=[YR=2027;ORIG=-66,24] E31 S11 W31 N11 $
FHS=[YR=2027;ORIG=-91,-30] W13 S36 E4 S6 E8 N8 E1 N2 E6 N11 W6 N21 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/18/2026 BY HC Total Acres: 1.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS