LOT 17 WINGATE ESTATES.

1064-1, WD 1400-2399, DC 1531-16

HERNANDEZ SANDRA/HERNANDEZ ENRIQUE J
240 SW GRANITE CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-217

BUILDING CHARACTERISTICS

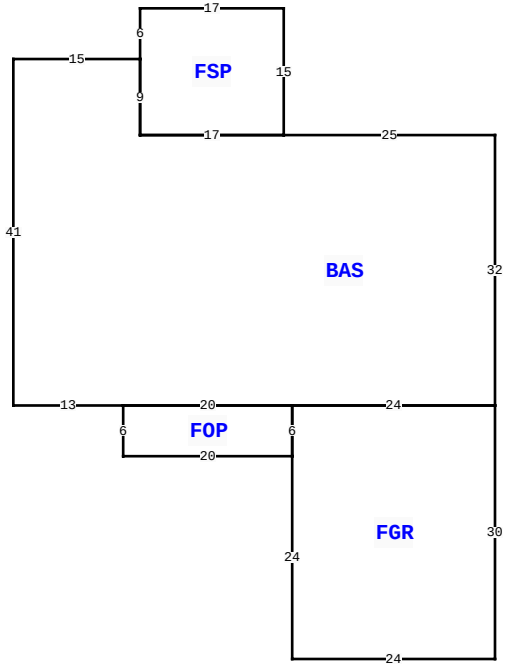
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	238,089
FGR	720	55		396	48,129
FOP	120	30		36	4,376
FSP	255	40		102	12,396
TOTALS	3,054			2,493	302,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	115.0905	126.60	315,614	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1959 HX Base Yr 2022



240 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	18	25	450.00	UT	9.00	9.00	100	2020	2020	3	100	4,050	
2	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2020	2020	3	100	1,050	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
4	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2022	2021		100	2,880	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		302,989
TOTAL MARKET OB/XF VALUE		14,980
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,969
SOH/AGL Deduction		50,740
ASSESSED VALUE		302,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,818
TOTAL JUST VALUE		352,969
NCON VALUE		5,660
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042452	Electrical Servic	1,945	07/30/2021
40221	STORAGE	0	07/27/2020
40027	SFR	0	06/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/800	7/09/2026	WD	Q	I	01	410,000
GRANTOR: SLADE KATHY JEAN						
GRANTEE: HERNANDEZ SANDRA						
1531/1687	1/11/2025	WD	U	I	11	100
GRANTOR: ROLING HELEN						
GRANTEE: ROLING HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S41 E13 E20 E24 N32 W25 W17 N9 W15 $
FGR=[ORIG=83,51] S6 S24 E24 N30 W24 $
FSP=[ORIG=65,4] S6 S9 E17 N15 W17 $
FOP=[ORIG=63,51] S6 E20 N6 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,980

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/21/2026 BY TP Total Acres: 0.94 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS