LOT 35 BLOCK C WISE ESTATE S/D
WD 1016-2661, WD 1094-2271
WD 1119-455 & WD 1206-1599

MANSUKHANI JAMES A
240 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-165

BUILDING CHARACTERISTICS

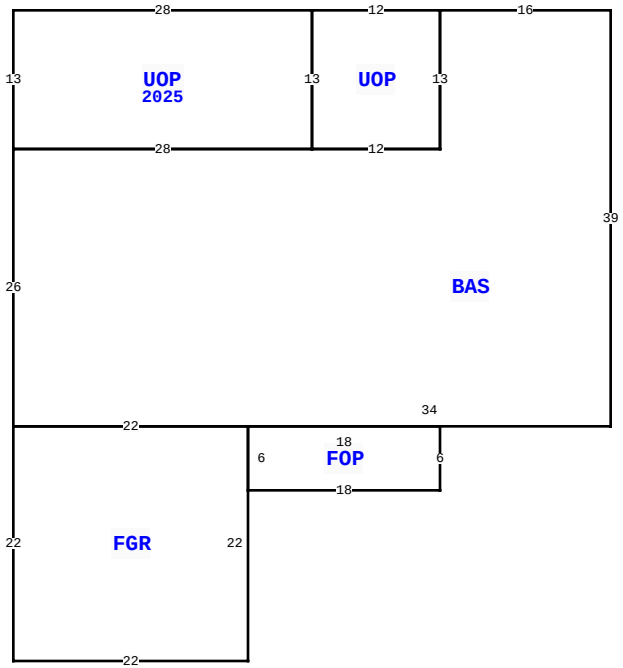
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	149,110
FGR	484	55		266	23,836
FOP	108	30		32	2,868
UOP	156	20		31	2,778
UOP	364	20	2025	73	6,541
TOTALS	2,776			2,066	185,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	99.3474	109.28	225,772	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2011 Heated Area: 1664 HX Base Yr 2011



240 SW PLATEAU GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,133
TOTAL MARKET OB/XF VALUE	5,472
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	225,605
SOH/AGL Deduction	73,578
ASSESSED VALUE	152,027
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	100,616
TOTAL JUST VALUE	225,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25130	SFR	512	10/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1599	12/14/2010	WD	Q	I	01	124,000
GRANTOR: JASON & MICHELLE GRAY						
GRANTEE: JAMES A MANSUKHANI						
1119/0455	5/11/2007	WD	Q	I		185,000
GRANTOR: RICHARD & MARY KEEN						
GRANTEE: JASON & MICHELLE GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S26 E22 E34 N39 W16 S13 W12 $
FGR=[ORIG=-28,26] S22 E22 N22 W22 $
UOP=[ORIG=12,-13] W12 S13 E12 N13 $
FOP=[ORIG=-6,26] S6 E18 N6 W18 $
UOP=[YR=2025;ORIG=-28,-13] E28 S13 W28 N13 $
.

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	100	0	0	929.00	UT	3.00	3.00	100	2007	2007	3	100	2,787	
2	0169	FENCE/WOOD	0	100	0	0	198.00	UT	15.00	15.00	50	2009	2009	3	50	1,485	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,472

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS