LOT 40 BLOCK A COUNTRY LANE ESTA
ORB 682-200, 795-1606. PROBATE 1

SCOTT WILLIAM/SCOTT CARMEN
P O BOX 609
WHITE SPRINGS, FL 32096

2027

27-2S-16-01770-140

BUILDING CHARACTERISTICS

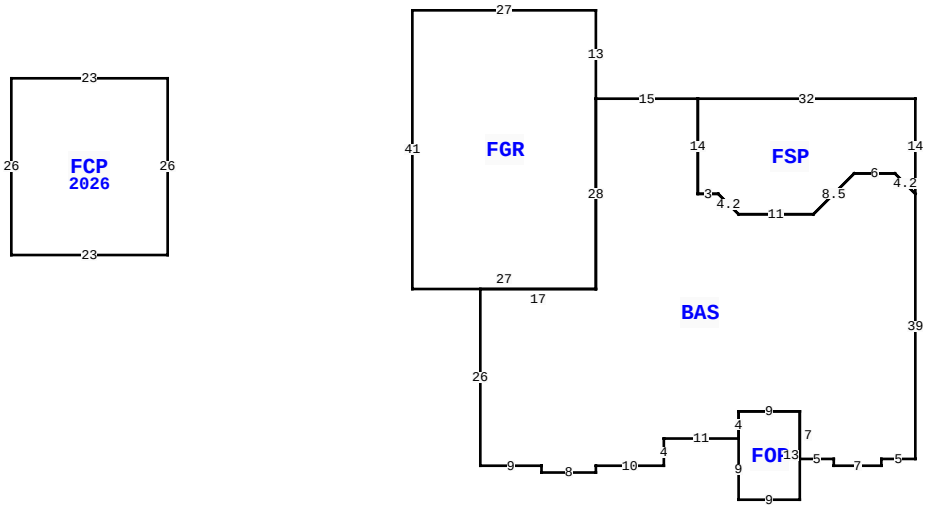
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100		2,399	255,596
FCP	598	25	2026	150	15,982
FGR	1,107	55		609	64,884
FOP	117	30		35	3,729
FSP	463	40		185	19,710
TOTALS	4,684			3,378	359,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,378	118.1169	129.93	438,904	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 2399 HX Base Yr 2009



7392 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,684.00	UT	2.50	2.50	100	2007	2007	3	100	9,210	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
5	0030	BARN,MT	0	100	0	0	1.00	UT	9,800.00	9,800.00	100	2026	2025		100	9,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	359,901
TOTAL MARKET OB/XF VALUE	24,210
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	426,611
SOH/AGL Deduction	115,340
ASSESSED VALUE	311,271
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,860
TOTAL JUST VALUE	426,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,148

SALE:1:1: LOT 40 BLOCK A COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053746	Storage Building	46,000	08/01/2025
000053109	Storage Building	12,000	05/14/2025
000045784	Roof Replacement	31,717	10/26/2022
24580	SFR	672	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0265	2/10/2006	WD	U	V	08	30,000
GRANTOR: MARY ALICE SINCLAIR						
GRANTEE: WILLIAM AND CARMEN						
1074/0264	3/18/2004	QC	Q	V	01	100
GRANTOR: JAMES LEWIS WYNN(PER						
GRANTEE: MARY ALICE SINCLAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S28 W17 S26 E9 S1 E8 N1 E10 N4 E11 N4 E9 S7 E5 S1 E7 N1 E5 N39 U3L3 W6 D6L6 W11 U3L3 W3 N14 $
FGR=[ORIG=-15,0] N13 W27 S41 E27 N28 $
FSP=[ORIG=32,14] N14 W32 S14 E3 D3R3 E11 U6R6 E6 D3R3 $
FOP=[ORIG=6,50] S9 E9 N13 W9 S4 $
FCP=[YR=2026;ORIG=-101,-3] E23 S26 W23 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,210

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 12/12/2025 BY JB Total Acres: 5.01 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/17/2026 BY SYS