LOT 12 BLK 5 GOLF MANOR S/D.

1040-2579, WD 1463-1728, WD 1558

MCQUAY KHAMYA RONDASHA
240 SE CAMERON TER
LAKE CITY, FL 32025

2027

33-3S-17-06793-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

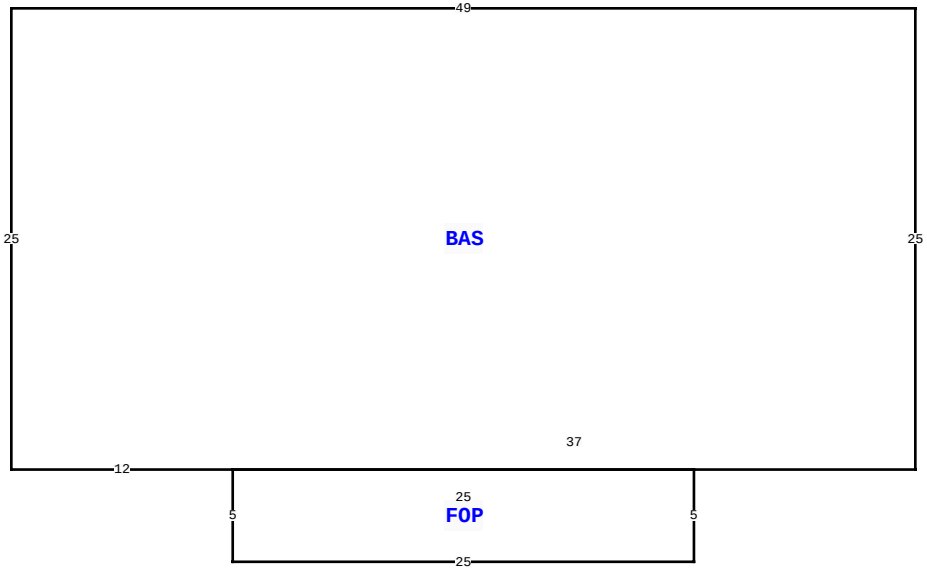
NEIGHBORHOOD/LOC 33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	149,999
FOP	125	30		38	4,653
TOTALS	1,350			1,263	154,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	139.1500	153.06	193,315	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1225 HX Base Yr 2023



240 SE CAMERON TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	391.00	UT	2.50	2.50	100	2005	2005	3	100	978	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,652
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,530
SOH/AGL Deduction		53,856
ASSESSED VALUE		121,674
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		65,263
TOTAL JUST VALUE		175,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045010	Roof Replacement	12,471	07/21/2022
22961	SFR	352	03/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2042	1/09/2026	WD	Q	I	01	235,000
GRANTOR: ELLERBEE KATHLEEN						
GRANTEE: MCQUAY KHAMYA RONDA						
1463/1728	4/05/2022	WD	Q	I	01	182,000
GRANTOR: TOWNSEND KATRINA M						
GRANTEE: ELLERBEE KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E12 FOP= S5 E25 N5 W25$ E37 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,378

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/15/2026 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS