

# COLUMBIA COUNTY Property Appraiser

## Parcel 09-5S-16-03497-112

### Owners

JOHNSON DARRELL  
JOHNSON LESLIE  
7449 SW COUNTY ROAD 240  
LAKE CITY, FL 32024

### Parcel Summary

Location	7449 SW COUNTY ROAD 240
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	5.0100
Section	09
Township	5S
Range	16
Subdivision	MAULDIN
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

LOT 12 MAULDIN FARMS S/D.

748-1876, 778-399, WD 1023-1548, WD 1079-1307,  
CT 1172-1953, WD 1187-2653, WD 1201-1428,  
WD 1204-2691, DC 1225-1746, WD 1236-2276

### Working Values

	2026
Total Building	\$138,575
Total Extra Features	\$8,200
Total Market Land	\$50,000
Total Ag Land	\$0

GSA GIS

Pictometry



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	2026
Total Market	\$196,775
Total Assessed	\$76,116
Total Exempt	\$50,722
Total Taxable	\$25,394
SOH Diff	\$120,659

## Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$138,575	\$128,255	\$113,513	\$86,978	\$76,215	\$56,287	\$48,246
Total Extra Features	\$8,200	\$8,200	\$8,200	\$4,450	\$1,200	\$1,200	\$1,200
Total Market Land	\$50,000	\$40,000	\$40,000	\$35,000	\$23,850	\$23,752	\$23,752
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$196,775	\$176,455	\$161,713	\$126,428	\$101,265	\$81,239	\$73,198
Total Assessed	\$73,899	\$71,816	\$69,724	\$67,693	\$65,721	\$64,814	\$63,357
Total Exempt	\$48,899	\$46,816	\$44,724	\$42,693	\$40,721	\$39,814	\$38,357
Total Taxable	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$122,876	\$104,639	\$91,989	\$58,735	\$35,544	\$16,425	\$9,841

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1236/2276	2012-06-14	<u>U</u>	<u>37</u>	WARRANTY DEED	Improved	\$49,000	Grantor: LAURA G MERRITT Grantee: DARRELL & LESLIE JOHNSON
<u>WD</u> 1204/2691	2010-11-12	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$0	Grantor: SECRETARY OF HOUSING AND URBAN DEVELOPMENT Grantee: JAMES R MERRITT JR & LAURA G MERRITT
<u>WD</u> 1201/1428	2010-09-15	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$52,000	Grantor: SECRETARY OF HOUSING Grantee: JAMES R MERRITT JR
<u>WD</u> 1187/2653	2009-04-30	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$100	Grantor: WELLS FARGO BANK NA Grantee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT
<u>CT</u> 1172/1953	2009-04-22	<u>U</u>	<u>18</u>	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT Grantee: WELLS FARGO BANK NA

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1079/1307	2006-03-01	<u>Q</u>		WARRANTY DEED	Improved	\$133,500	Grantor: CHARLES & KATHI ZIMMERMAN Grantee: JAMES M JR & AMY D COCHRANE
<u>WD</u> 1023/1548	2004-08-06	<u>Q</u>		WARRANTY DEED	Improved	\$68,000	Grantor: HOSTETLER Grantee: CHARLES & KATHI ZIMMERMAN
<u>AD</u> 0748/1876	1991-06-15	<u>Q</u>			Vacant	\$16,500	Grantor: N FLA TIMBERLAND Grantee: HOSTETLER

## Buildings

### Building # 1, Section # 1, 56287, MOBILE HOME

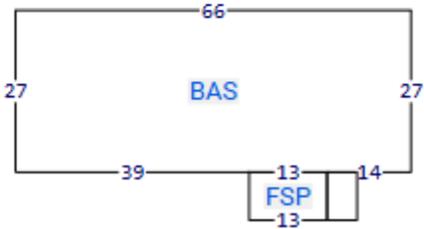
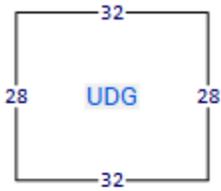
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1782	2822	\$251,954	1994	1994	0.00%	45.00%	55.00%	\$138,575

### Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,782	100%	1,782
<u>FSP</u>	104	40%	42
<u>UDG</u>	896	60%	538
<u>UOP</u>	40	25%	10



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	1993	100%	\$1,200
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	A-1	.00	.00	1.00	\$50,000.00/LT	5.01	1.00	\$50,000

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Oct 22, 2012	30463	MAINT/ALTR	COMPLETED	MAINT/ALTR
	9577	GARAGE	COMPLETED	GARAGE
	7559	M H	COMPLETED	M H

## TRIM Notices

2025  
2024  
2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 30, 2025.

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