

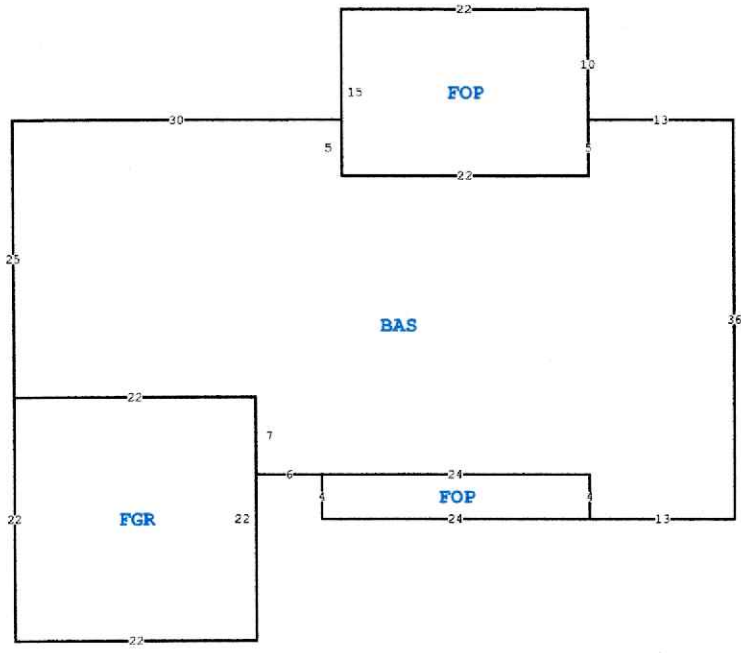
COMM AT SW COR OF NE1/4, RUN E 4
POB, RUN NORTH 284.46 FT, E 389.
561.14 FT, W 389.01 FT, NORTH 27

WALKER KENNETH/WALKER MELINDA
1149 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09171-007

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	11	CLAY TILE 10		
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	03	03 100		
Kitchen Adjus	01	01 100		
Quality	07	07		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	9517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	199,727
FGR	484	55	266	28,441
FOP	96	30	29	3,100
FOP	330	30	99	10,585
TOTALS	2,778		2,262	241,852

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,262	124.1856	130.39	294,942	2005	2005	0	0	0.18.00	82.00
1 SINGLE FAM - 100% - 2006											
Heated Area: 1868											
HX Base Yr 2006											
											
1149 SW COUNTY ROAD 240 , LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/20/2024 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				241,852		
TOTAL MARKET OB/XF VALUE				5,583		
TOTAL LAND VALUE - MARKET				50,100		
TOTAL MARKET VALUE				258,538		
SOH/AGL Deduction				80,624		
ASSESSED VALUE				177,914		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				127,914		
TOTAL JUST VALUE				297,535		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						
</						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0166	CONC, PAVMT	0	100	0	1,753.00	UT	2.50	2.50	100	2005	2005	3	100
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100
TOTAL OB/XF 5,583														
LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	4.01	AC		1.00	1.00	1.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00
ADJ UNIT PRICE														
10,000.00														
275.00														
10,000.00														
ADJ UNIT PRICE														
10,000.00														
LAND VALUE														
10,000														
1,103														
40,100														
OTHER ADJUSTMENTS AND NOTES														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														