

BEG 976.11 FT N OF SE COR OF
W1/2 OF NE1/4 BEING ON N R/W
SR-240, RUN W ALONG R/W 375.8

PHILPOT RICHARD B/PHILPOT LEANNE
5207 SW CR 240
LAKE CITY, FL 32024

2025

11-5S-16-03568-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100	2,433	175,098
FCP	240	25	60	4,318
FCP	391	25	98	7,053
FOP	126	30	38	2,735
FOP	420	30	126	9,068
FST	345	55	190	13,674
UCP	1,035	20	207	14,897

TOTALS 4,990 3,152 226,843

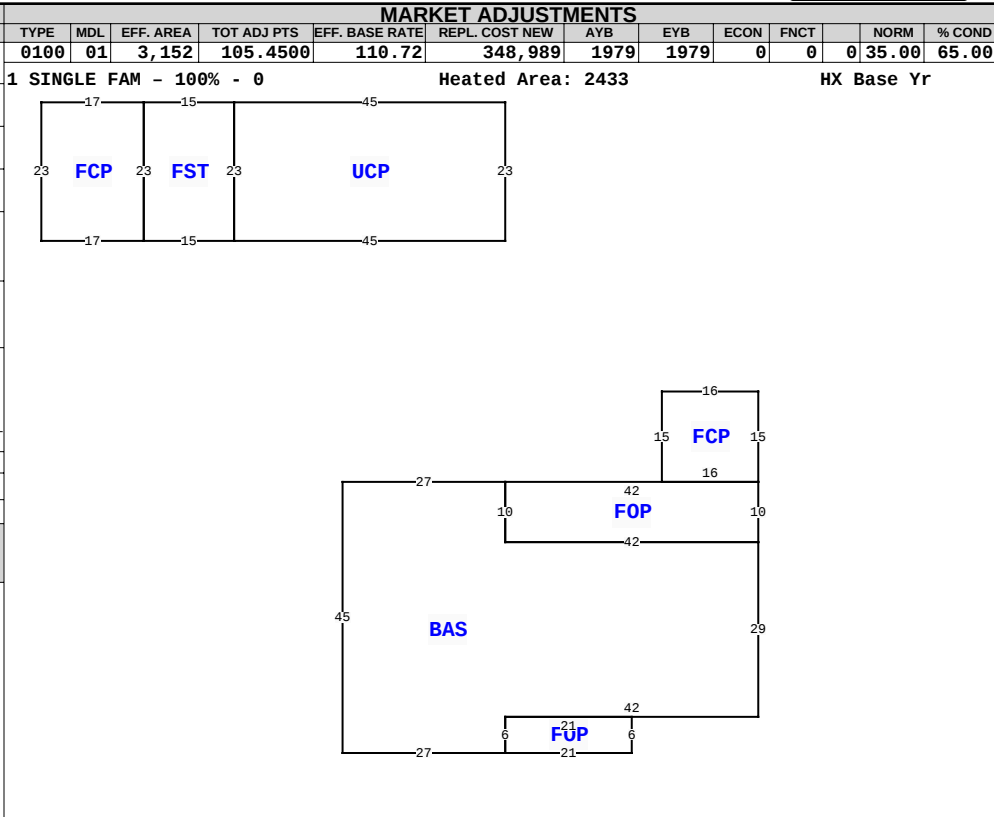
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
4	0031	BARN, MT AE	0 100	40	60	1.00	UT	0.00	0.00	100	2009	2009	3	100	10,000	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

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	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	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 09/16/2019 BY BC



5207 SW COUNTY ROAD 240 , LAKE CITY

		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q	% COND	OB/XF MKT VALUE	NOTES
UNITS	UT	Adj R											
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000				
1.00	UT	0.00	0.00	100	0	0	3	100	200				
1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500				
1.00	UT	0.00	0.00	100	2009	2009	3	100	10,000				
1.00	UT	0.00	0.00	100	2014	2014	3	100	200				
1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000				

Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY				3
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		226,843		
TOTAL MARKET OB/XF VALUE		16,900		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		283,743		
SOH/AGL Deduction		109,718		
ASSESSED VALUE		174,025		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		124,025		
TOTAL JUST VALUE		283,743		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		283,743		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12183	PUMP/UTPOL	30	02/20/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1248/2589	8/22/2012	QC U	I	14	100

GRANTOR: RICHARD B & LEANNE B
GRANTEE: RICHARD B & G LEANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S45 E27 FOP= E21 N6W21 S6\$ N6 E42 N29 FOP= N10 FCP= N15 W16 S15 E16\$ W42 S10 E42\$ W42 N10\$ PTR= N40 UCP= N23 W45 FST= W15 FCP= W17 S23 E17 N23\$ S23 E15 N23\$ S23 E45\$ S40\$.

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