35 YDS E & W (105 FT) BY 70 YDS
CONTAINING 0.5 AC IN SW COR OF S

RENTZ AUGUSTA
5370 SW CR 242
LAKE CITY, FL 32024

2026

14-4S-16-02976-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

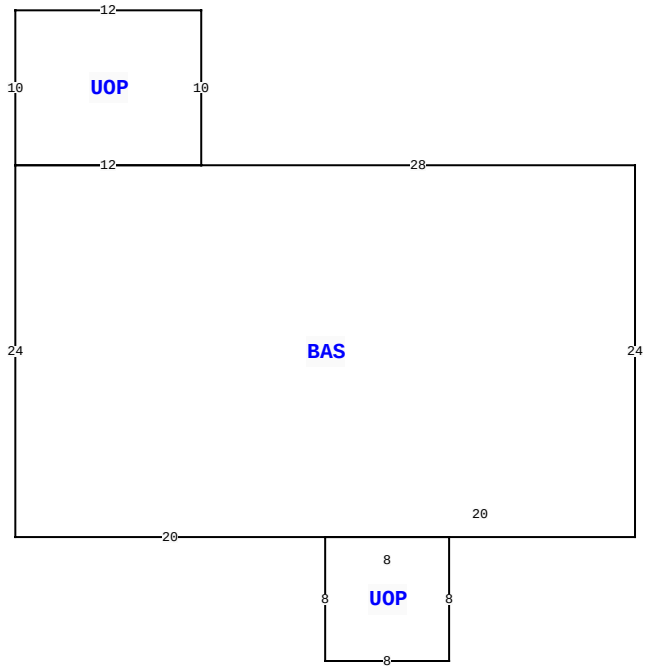
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,012
UOP	64	25		16	434
UOP	120	25		30	813
TOTALS	1,144			1,006	27,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,006	112.9000	67.74	68,146	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



607 SW HOPE HENRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	27,258
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,119
TOTAL MARKET VALUE	43,377
SOH/AGL Deduction	3,103
ASSESSED VALUE	40,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,274
TOTAL JUST VALUE	43,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/1355	11/10/1992	TD	U	V	11	800

GRANTOR: GUSSIE MAE OWENS

GRANTEE: AUGUSTA RENTZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W12 S10 E12$ W12 S24 E20 UOP= S8E8 N8 W8$ E20 N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	102.00	210.00	0.49	AC		1.00	1.00	1.28	14,500.00	18,610.75	9,119							

REVIEW DATE 11/02/2024 BY KS Total Acres: 0.49 Total Land Value: 9,119 Market: 0 Agricultural: 0 Common: 9,119 PRINTED 09/30/2025 BY SYS