

COMM SE COR OF SW1/4 OF SE1/4, R
N R/W OF RD, RUN W ALONG R/W 660
POB, RUN N 210 FT, W 210 FT, S 2

GADDIS JAMES/GADDIS D'ESTER W
5725 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

19-4S-16-03069-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	19416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	56,779
FOP	237	30		71	3,230
UOP	64	20		13	591
UOP	96	20		19	865

TOTALS	1,645			1,351	61,465
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	

REVIEW DATE	04/29/2025	BY	KS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	1,351	89.9100	82.72	111,755	1963	1990	0	0	45.00	55.00
1 MODULAR 1 100% - 0											
Heated Area: 1248											
HX Base Yr											

5725 SW COUNTY ROAD 242	LAKE CITY
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

TOTAL OB/XF											
5,800											

Total Acres: 1.00	Total Land Value: 14,000	Market: 0	Agricultural: 0	Common: 14,000
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,465
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		81,265
SOH/AGL Deduction		50,141
ASSESSED VALUE		31,124
TOTAL EXEMPTION VALUE	HX HB SX	31,124
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,265

XF0B:4:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046376	Remodel	23,565	01/26/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1428/1066	1/20/2021	WD	U	I	11	100	
GRANTOR: GADDIS JAMES							
GRANTEE: GADDIS JAMES							
1365/2476	8/01/2018	WD	U	I	11	100	
GRANTOR: JAMES, D'ESTER, & VER							
GRANTEE: JAMES GADDIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 S26 E33 FOP= S9 E21N17 W6 S8 W15\$ E15 N26 W13 UOP= N8 W8 S8 E8\$ W8 UOP= N8 W12 S8 E12\$ W12\$.											