

WILLIAMS MARY A
4893 SW CR 242
LAKE CITY, FL 32024

20-4S-16-03077-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																																													
Exterior Wall	31	VINYL SID	100	0800	02	1,626	117.9000	70.74	115,023	1983	1983	0	0	60.00	40.00	Tax Group: 3 Tax Dist:																																											
Roof Structure	03	GABLE/HIP	100	1 MOBILE HME 100% - 0										Heated Area: 1352 HX Base Yr																																													
Roof Cover	14	PREFIN MT	100											46,009																																													
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										15,800																																			
Interior Floor	14	CARPET	90											TOTAL LAND VALUE - MARKET										78,750																																			
Interior Floor	08	SHT VINYL	10											TOTAL MARKET VALUE										140,559																																			
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										62,157																																			
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										78,402																																			
Bedrooms		3	100											TOTAL EXEMPTION VALUE										50,722																																			
Bathrooms		2	100											BASE TAXABLE VALUE										27,680																																			
Stories	1.	1.	100											TOTAL JUST VALUE										140,559																																			
Architectual Units	01	CONV	100											NCON VALUE										0																																			
Condition Adj	03	03	100	INCOME VALUE																																																							
Kitchen Adjus	01	01	100	PREVIOUS YEAR MKT VALUE										140,559																																													
Quality															05	05																																											
DOR CODE															0200	MOBILE HOME																																											
MAP NUM															MKT AREA										01																																		
NEIGHBORHOOD/LOC															20416.00										1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	1,352	100		1,352	38,256																																																						
UGR	576	45		259	7,329																																																						
UOP	60	25		15	424																																																						
TOTALS															1,988			1,626	46,009	4893 SW COUNTY ROAD 242 , LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/07/2025 MLU									
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																																											
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																																											
3	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600																																											
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																											
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																																											
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																																											
LAND DESCRIPTION															TOTAL OB/XF										15,800																																		
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																																										
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	69,750																																										
REVIEW DATE 04/15/2025 BY KS Total Acres: 8.75 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 10/17/2025 BY SYS																																																											