LOT 3 BLK D 242 VILLAGE REPLAT
636-722, 652-377, 670-49,

SHERRILL RHONDA LYNN
204 SW MUSKET PL
LAKE CITY, FL 32025

2026

21-4S-17-08640-126

BUILDING CHARACTERISTICS

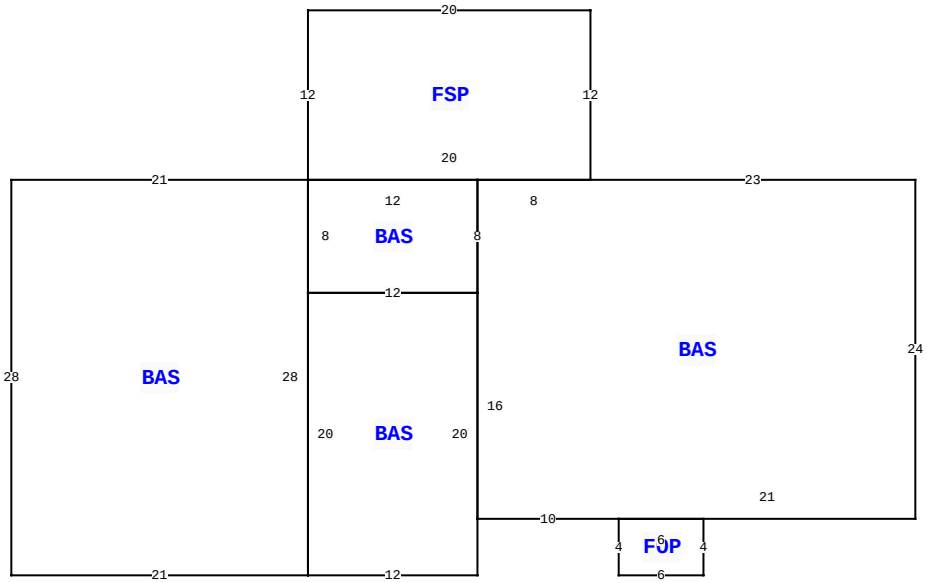
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	6,801
BAS	240	100		240	17,003
BAS	588	100		588	41,656
BAS	744	100		744	52,708
FOP	24	30		7	496
FSP	240	40		96	6,801
TOTALS	1,932			1,771	125,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	97.3140	108.99	193,021	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1668 HX Base Yr



204 SW MUSKET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,464
TOTAL MARKET OB/XF VALUE		6,490
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		146,954
SOH/AGL Deduction		43,894
ASSESSED VALUE		103,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,338
TOTAL JUST VALUE		146,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,954

SALE:1:1: LOT 3 BLK D 242 VILL. VAL=$23920. (FHA L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37251	MAINT/ALTR	256	09/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0670/0049	12/02/1988	WD	U	I		36,100
GRANTOR: CROWN COAST						
GRANTEE: SHERRILL RHONDA						
0652/0377	5/17/1988	WD	U	V	09	22,500
GRANTOR: B/M LAND GROUP						
GRANTEE: CROWN COAST DEV COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W20 S12 E20$ W8 BAS= W12 BAS= W21 S28 E21 N28$ S8 E12N8$S8 BAS= W12 S20 E12 N20$ S16 E10 FOP= S4 E6 N4 W6$ E21 N24$.

EXTRA FEATURES

LN	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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
4	0031	BARN,MT AE	0	100	18	20	360.00	UT	9.00	9.00	100	2019	2019	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 6,490

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-	2141.00	141.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 12/05/2019 BY ME Total Acres: 0.46 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/06/2025 BY SYS