COMM SE COR OF SW1/4 OF SE1/4, R
346.59 FT TO POB, RUN W 326.80 F
E 326.80 FT, S 698.35 FT TO POB.

GAY JOSEPH MICHAEL/GAY TIFFANY HUMANES
2639 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

22-4S-16-03092-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

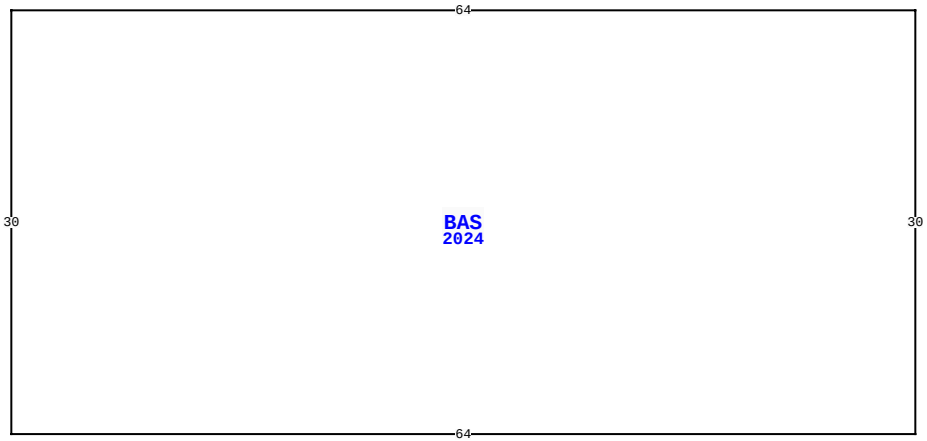
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	207,751
TOTALS	1,920			1,920	207,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	02	1,920	115.0000	111.55	214,176	2023	2023	0	0	0	3.00	97.00

1 MODULAR 2 100% - 2024 Heated Area: 1920 HX Base Yr 2024



2639 SW COUNTY ROAD 242, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,751
TOTAL MARKET OB/XF VALUE		19,660
TOTAL LAND VALUE - MARKET		52,400
TOTAL MARKET VALUE		279,811
SOH/AGL Deduction		10,916
ASSESSED VALUE		268,895
TOTAL EXEMPTION VALUE	HX HB 13	268,895
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046394	Modular Building		01/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/391	10/07/2025	WD	Q	I	01	390,000
GRANTOR: LUCAS BRIAN						
GRANTEE: GAY JOSEPH MICHAEL						
1462/416	3/10/2022	WD	Q	V	01	78,000
GRANTOR: NOTON THOMAS						
GRANTEE: LUCAS BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,18] E64 S30 W64 N30 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0030	BARN,MT	0	100	24	25	1.00	UT	10,800.00	10,800.00	100	2024	2023		100	10,800	
3	0166	CONC,PAVMT	0	100	0	0	372.00	UT	5.00	5.00	100	2024	2023		100	1,860	

LAND DESCRIPTION

TOTAL OB/XF 19,660

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,400							

REVIEW DATE 04/04/2025 BY KS Total Acres: 5.24 Total Land Value: 52,400 Market: 0 Agricultural: 0 Common: 52,400 PRINTED 11/18/2025 BY SYS