

COMM SE COR OF W1/2 OF SE1/4,
RUN N 40 FT TO A PT ON N R/W
CR-242, RUN W 580 FT FOR POB,

MINCHIN JAMES R II
7839 SW CR 242
LAKE CITY, FL 32024

2026

23-4S-15-00376-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
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 02

NEIGHBORHOOD/LOC 23415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	104,409
TOTALS	1,773			1,773	104,409

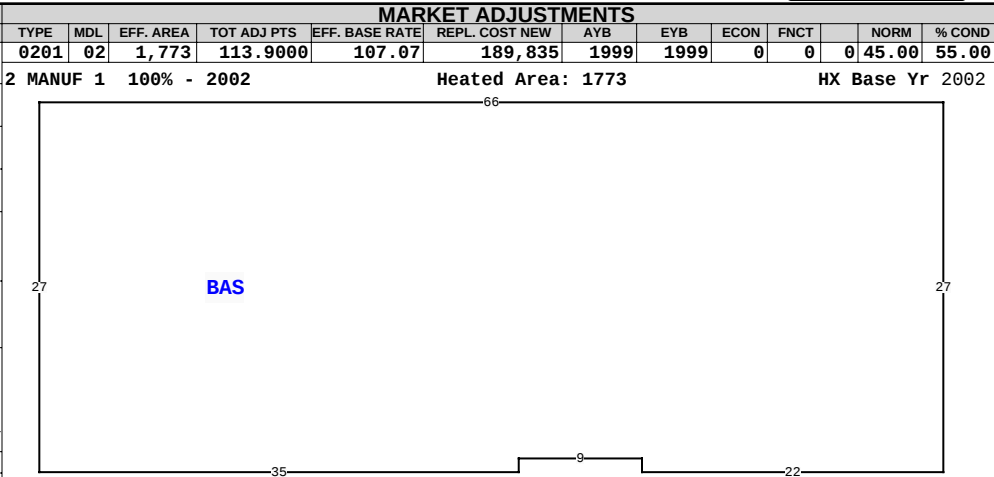
EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 12/06/2021 BY JB



7839 SW COUNTY ROAD 242	, LAKE CITY	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	05/09/2024
		INC DATE		AG DATE	MLU

TOTAL OB/XF																	9,900
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						104,409						
TOTAL MARKET OB/XF VALUE						9,900						
TOTAL LAND VALUE - MARKET						50,100						
TOTAL MARKET VALUE						164,409						
SOH/AGL Deduction						82,755						
ASSESSED VALUE						81,654						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						30,932						
TOTAL JUST VALUE						164,409						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						164,409						
SALE:4:1: 1999 DW INCL ORB927-371.												
SALE:2:1: 5.01 ACRES												
BLDG:1:1: SKYLINE MH:SERIAL # 03610653-ON ORB 837-												
SALE:1:1: MARIA DID NOT CONVEY HER INTEREST												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
000043278			Electrical Servic				0			12/01/2021		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1406/1046		2/25/2020		WD	U	I	30	100				
GRANTOR: KATIE A MINCHIN												
GRANTEE: JAMES R MINCHIN II												
0927/0371		5/09/2001		WD	Q	I	01	57,000				
GRANTOR: LASALLE NATIONAL BANK												
GRANTEE: JAMES R & KATIE MIN												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W66 S27 E35 N1 E9 S1 E22 N27\$.												