BEG SE COR, RUN N 235 FT, W
300 FT, S 235 FT, E 300 FT TO
POB. ORB 377-705, PROB #96-121

KILGORE TINA R JUNE
1311 SW CO RD 242
LAKE CITY, FL 32024

2026

23-4S-16-03095-001

BUILDING CHARACTERISTICS

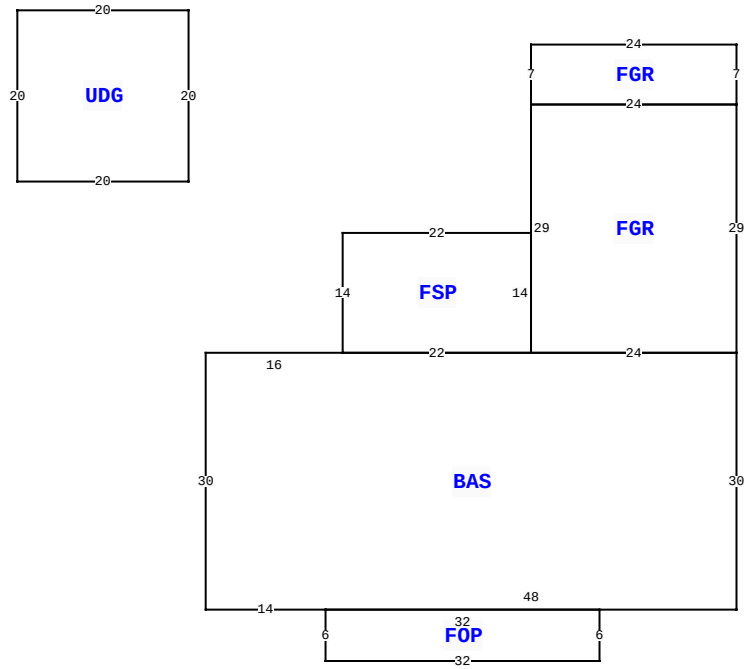
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	146,404
FGR	168	55		92	7,242
FGR	696	55		383	30,146
FOP	192	30		58	4,565
FSP	308	40		123	9,682
UDG	400	55		220	17,316
TOTALS	3,624			2,736	215,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	106.0800	118.81	325,064	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2004 Heated Area: 1860 HX Base Yr 2004



1311 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,355
TOTAL MARKET OB/XF VALUE		44,961
TOTAL LAND VALUE - MARKET		19,320
TOTAL MARKET VALUE		279,636
SOH/AGL Deduction		71,457
ASSESSED VALUE		208,179
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,457
TOTAL JUST VALUE		279,636
NCON VALUE		15,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,834

SALE:1:1: SALE INCL RE# 03186-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051551	Storage Building	22,673	11/18/2024
000042332	Roof Replacement	16,220	07/14/2021
26244	POOL	180	09/17/2007
22665	GARAGE	170	01/05/2005
14250	SFR	305	07/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/2506	10/17/2003	WD	Q	I		150,000

GRANTOR: JASON W & TINA M WILL
GRANTEE: TINA R JUNE KILGORE

0860/1701	6/17/1998	WD	Q	V	02	13,000

GRANTOR: GILBERT
GRANTEE: WILLIAMS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 E14 FOP= S6 E32 N6 W32$ E48 N30 FGR= N29 FGR= N7 W24 S7 E24$ W24 S29 E24$ W24 FSP= N14 W22 S14 E22$ W22$ PTR= W38 N20 UDG= E20 N20 W20 S20$ S20 E38$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	100	12	14	168.00	UT	2.00	2.00	100	1998	1998	3	100	336	
3	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	100	2007	2007	3	54	16,934	
4	0282	POOL ENCL	0	100	44	22	968.00	UT	15.00	15.00	100	2007	2007	3	40	5,808	
5	0166	CONC,PAVMT	0	100	22	22	484.00	UT	3.00	3.00	35	2007	2007	3	35	508	
6	0060	CARPORT F	0	100	18	30	540.00	UT	2.00	2.00	100	2009	2009	3	100	1,080	
7	0120	CLFENCE 4	0	100	0	0	80.00	UT	6.50	6.50	100	2009	2009	3	100	520	
8	0166	CONC,PAVMT	0	100	8	29	222.00	UT	2.50	2.50	100	2009	2009	3	100	555	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

TOTAL OB/XF 29,341

LAND DESCRIPTION

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		A-1	0.00	0.00	1.68	AC		1.00	1.00	1.00	11,500.00	11,500.00	19,320							

REVIEW DATE 01/23/2025 BY JB Total Acres: 1.68 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/17/2025 BY SYS

BEG SE COR, RUN N 235 FT, W
300 FT, S 235 FT, E 300 FT TO
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
12	0030	BARN,MT	0	100	24	35	840.00	UT	18.00	18.00	100	2026	2025		100	15,120	

LAND DESCRIPTION

TOTAL OB/XF 15,620

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

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