(AKA PART OF LOT 4 & ALL LOT 5 B UNR).
THE W 162 FT OF S 450 FT OF SW1/

LEESON TIMOTHY J
6953 SW COUNTY RD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

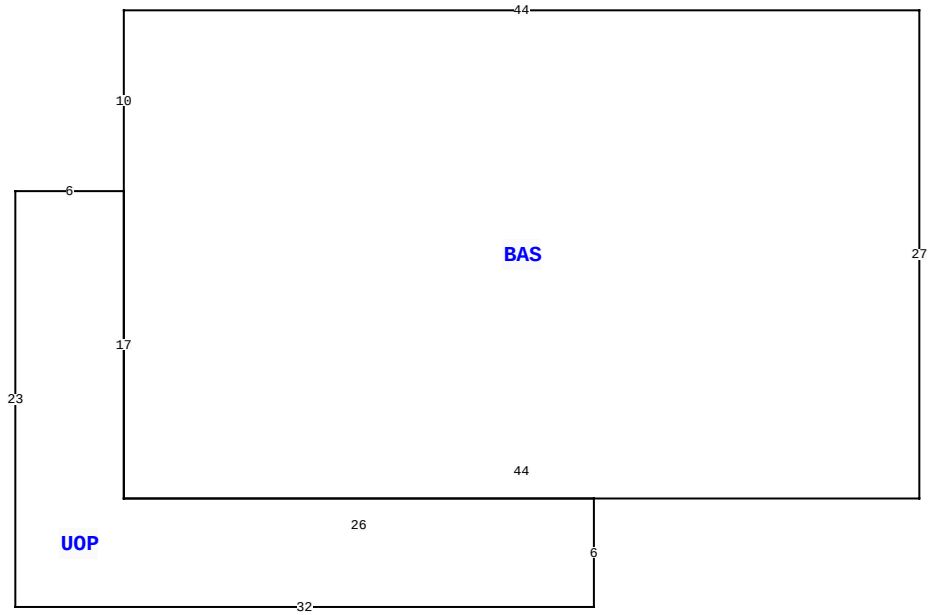
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,959
UOP	294	25		74	4,358
TOTALS	1,482			1,262	74,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,262	113.9000	107.07	135,122	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1188 HX Base Yr



6953 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,317
TOTAL MARKET OB/XF VALUE	28,260
TOTAL LAND VALUE - MARKET	113,760
TOTAL MARKET VALUE	216,337
SOH/AGL Deduction	35,092
ASSESSED VALUE	181,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,245
TOTAL JUST VALUE	216,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052066	Generator	0	01/14/2025
000047419	Mobile Home		06/08/2023
13877	M H	125	04/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/0539	4/20/2017	WD	Q	I	01	114,000
GRANTOR: JANE C SHAW						
GRANTEE: TIMOTHY J LEESON						
0974/1224	2/11/2003	WD	Q	I		107,500
GRANTOR: EARL TOMPKINS						
GRANTEE: JANE C SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S10 UOP= W6 S23 E32 N6 W26 N17$ S17 E44 N27$.

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	0020	BARN,FR	0	0	24	40	960.00	UT	11.00	11.00	100	2002	2002	3	100	10,560	
2	0296	SHED METAL	0	0	24	30	720.00	UT	5.00	5.00	100	2002	2002	3	100	3,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 28,260

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	0200	C	MBL HM	0		A-1	0.00	0.00	14.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	113,760							

REVIEW DATE 05/13/2025 BY KS Total Acres: 14.22 Total Land Value: 113,760 Market: 0 Agricultural: 0 Common: 113,760 PRINTED 11/18/2025 BY SYS