(AKA PART OF LOT 18 & SMALL PORT
LOT 19, BUIE'S TRACT UNREC).
BEG 1049.22 FT E & 37.61 FT N OF

TAYLOR REGINA J
6441 SW CR 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

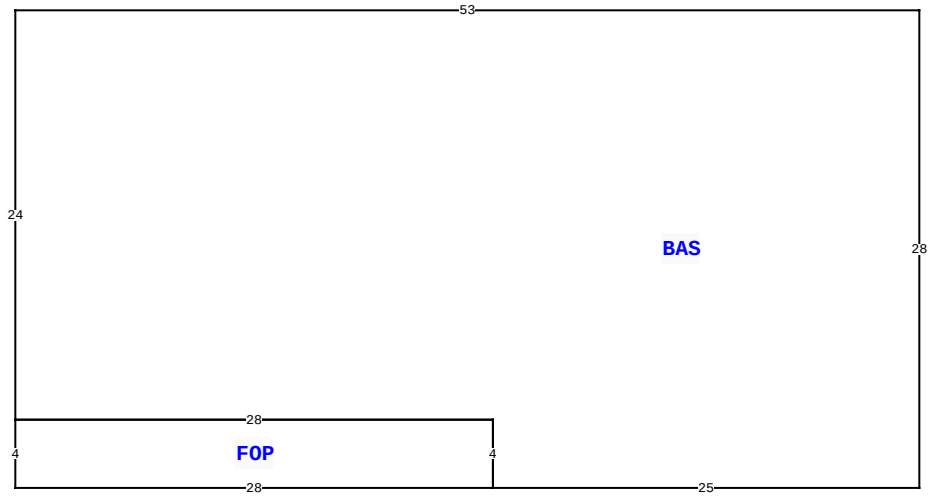
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,372	100		1,372	105,892
FOP	112	30		34	2,624
TOTALS	1,484			1,406	108,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	106.0200	118.74	166,948	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1372 HX Base Yr 2016



6441 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/25/2022 JS
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,516
TOTAL MARKET OB/XF VALUE		940
TOTAL LAND VALUE - MARKET		14,250
TOTAL MARKET VALUE		123,706
SOH/AGL Deduction		52,285
ASSESSED VALUE		71,421
TOTAL EXEMPTION VALUE	HX HB	46,421
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049739	Roof Replacement	10,000	05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/2032	2/23/2015	QC	U	I	11	100
GRANTOR: FLONKETA T SHEPPARD						
GRANTEE: REGINA J. TAYLOR						
1285/0248	10/29/2014	WD	U	I	12	18,600
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FLONKETA T SHEPPARD						

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	0294	SHED WOOD/	0	100	14	20	280.00	UT	3.00	3.00	100	1993	1993	3	100	840	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S24 FOP= S4 E28 N4 W28$E28 S4 E25 N28$.

LAND DESCRIPTION

TOTAL OB/XF 940

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	0.95	AC		1.00	1.00	1.00	15,000.00	15,000.00	14,250							

REVIEW DATE 04/13/2025 BY KS Total Acres: 0.95 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 11/18/2025 BY SYS