(AKA PART OF LOT 15 BUIE'S TRACT
COMM SW COR OF SE1/4 OF SE1/4, R
37.74 FT FOR POB, CONT N 412.26

ADAMS FREDERICK
6551 SW CR 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

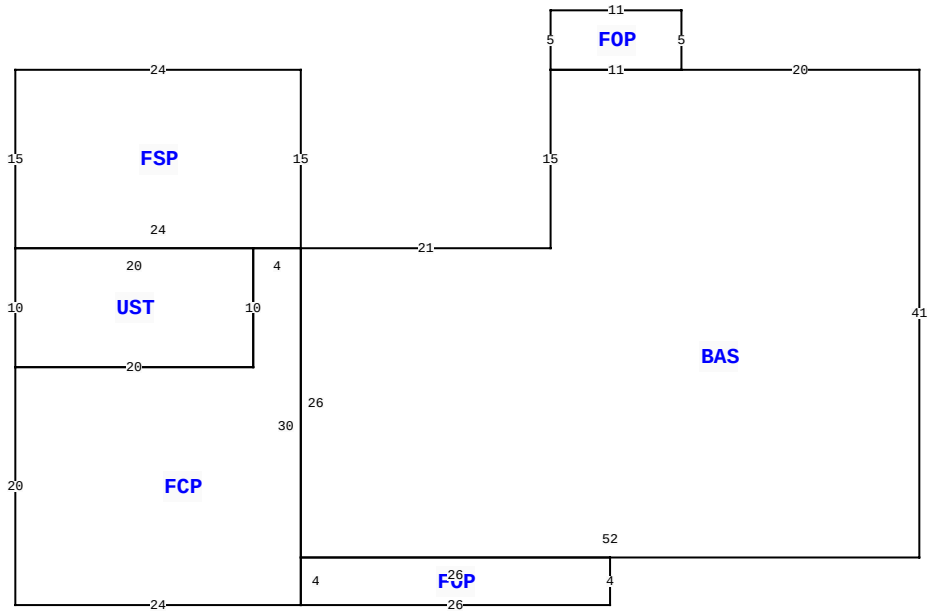
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100		1,817	144,986
FCP	520	25		130	10,373
FOP	55	30		16	1,277
FOP	104	30		31	2,474
FSP	360	40		144	11,490
UST	200	45		90	7,181
TOTALS	3,056			2,228	177,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	109.6100	122.76	273,509	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1817 HX Base Yr



6551 SW COUNTY ROAD 242 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,781
TOTAL MARKET OB/XF VALUE		3,288
TOTAL LAND VALUE - MARKET		21,300
TOTAL MARKET VALUE		202,369
SOH/AGL Deduction		99,760
ASSESSED VALUE		102,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,887
TOTAL JUST VALUE		202,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050158	Electrical Servic	0	06/20/2024
000047034	Roof Replacement	4,000	04/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/1589	4/03/1992	WD	Q	I	01	109

GRANTOR: FREDERICK & ELMIRA M

GRANTEE: FREDERICK & ELMIRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N15 W24 S15 E24$ FCP= W4 UST= W20 S10 E20 N10$ S10 W20 S20 E24 N30$ S26 FOP= S4E26N4 W26$ E52 N41W20 FOP= N5 W11 S5 E11$ W11 S15$.

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	0166	CONC,PAVMT	0	100	22	36	792.00	UT	1.50	1.50	100	1993	1993	3	100	1,188	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,288

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	1.42	AC		1.00	1.00	1.00	15,000.00	15,000.00	21,300							

REVIEW DATE 05/13/2025 BY KS Total Acres: 1.42 Total Land Value: 21,300 Market: 0 Agricultural: 0 Common: 21,300 PRINTED 10/02/2025 BY SYS