

(AKA PART OF LOT 14 BUIE'S TRACT
COMM SW COR OF SE1/4 OF SE1/4, R
N 37.79 FT FOR POB, CONT N 412.2

ADAMS FREDRICK
6589 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-031



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	18,285
BAS	1,040	100		1,040	60,948
FOP	104	30		31	1,817
TOTALS	1,456			1,383	81,049

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	75

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,383	80.4960	90.16	124,691	1979	1979	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1352 HX Base Yr												
6589 SW COUNTY ROAD 242 , LAKE CITY												

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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		81,049			
TOTAL MARKET OB/XF VALUE		75			
TOTAL LAND VALUE - MARKET		14,250			
TOTAL MARKET VALUE		95,374			
SOH/AGL Deduction		0			
ASSESSED VALUE		95,374			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		95,374			
TOTAL JUST VALUE		95,374			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		95,374			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051144	Roof Replacement	4,000	10/17/2024
000050164	Electrical Serv	0	06/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2476	4/21/2023	WD	U	I	37	50,000
GRANTOR: TERRY LUTHER REE						
GRANTEE: ADAMS FREDRICK						
1488/1534	4/18/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TERRY LUTHER REE AK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W40 S26 E26 FOP= S4 E26N4 W26\$ E14 BAS= E12 N26 W12S26\$ N26\$.														

TOTAL OB/XF															75
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
1	0100	C	SFR	0		A-1	0.00	0.00	0.95	AC		1.00	1.00	1.00	15,000.00