(AKA PART OF LOT 17 & PART OF LO
TRACT UNR).
COMM SW COR OF SE1/4 OF SE1/4, R

SUAREZ MARISLEY LEAL/HICKS PRESTON T
6455 SW COUNTY RD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

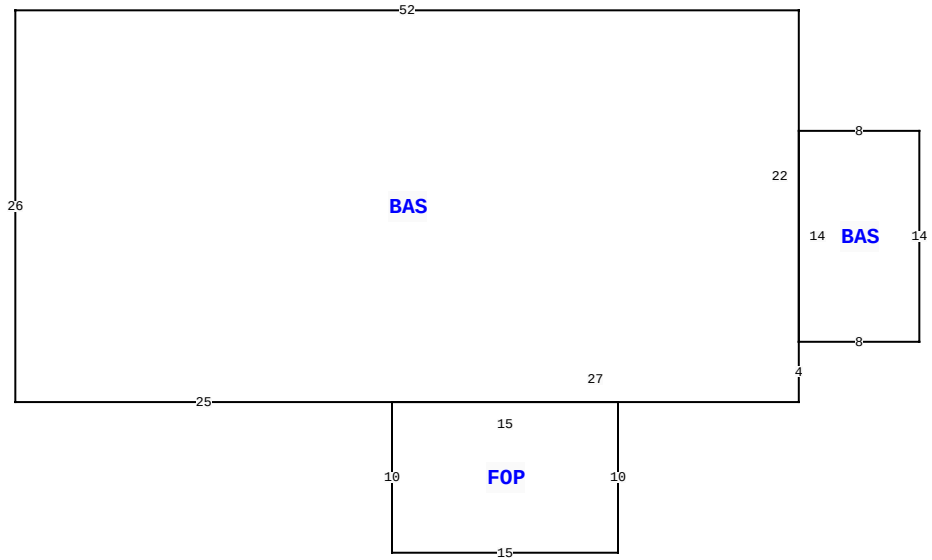
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	112	100		112	13,068
BAS	1,352	100		1,352	157,751
FOP	150	30		45	5,250
TOTALS	1,614			1,509	176,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	130.2229	145.85	220,088	1979	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1464 HX Base Yr 2025



6455 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		176,070
TOTAL MARKET OB/XF VALUE		2,360
TOTAL LAND VALUE - MARKET		14,250
TOTAL MARKET VALUE		192,680
SOH/AGL Deduction		0
ASSESSED VALUE		192,680
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		136,958
TOTAL JUST VALUE		192,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047591	Roof Replacement	9,000	07/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/298	3/25/2024	WD	Q	I	01	230,000
GRANTOR: HOBBS DANA J						
GRANTEE: SUAREZ MARISLEY LEA						
1488/1784	4/14/2023	WD	U	I	37	138,500
GRANTOR: LANG ANDREW M						
GRANTEE: HOBBS DANA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E25 FOP= S10 E15 N10 W15$ E27 N4 BAS= E8 N14 W8 S14$ N22$.

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	10	12	240.00	UT	1.50	1.50	100	1993	1993	3	100	360	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,360

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 05/13/2025 BY KS Total Acres: 0.95 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 11/18/2025 BY SYS