(AKA LOT 21 BUIE'S TRACT UNREC)
THE E 162 FT OF W 324 FT OF S 45
SE1/4 EX RD R/W, AKA LOT 6, BUIE

FLORES HENRI J
6839 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

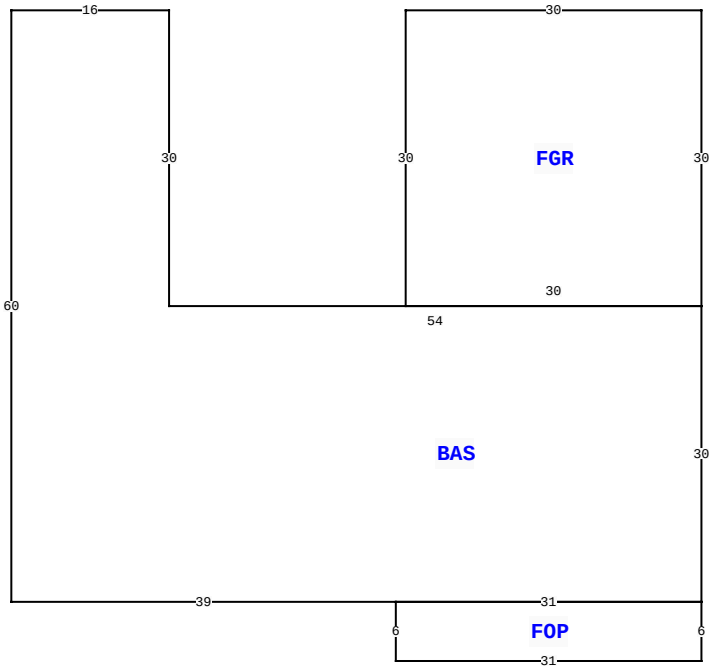
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,580	100		2,580	237,792
FGR	900	55		495	45,623
FOP	186	30		56	5,162
TOTALS	3,666			3,131	288,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,131	109.7250	122.89	384,769	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2580 HX Base Yr 2019



6839 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		288,577
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		84,320
TOTAL MARKET VALUE		379,297
SOH/AGL Deduction		142,309
ASSESSED VALUE		236,988
TOTAL EXEMPTION VALUE	HX HB 13	236,988
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046134	Solar Power Syste	106,977	12/20/2022
000045879	Roof Replacement	40,794	11/08/2022
000041598	Roof Replacement	6,050	03/26/2021
38348	M H	494	07/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0924	6/06/2018	WD	Q	I	01	230,000
GRANTOR: EDWARD A KIENTZ &CLAU						
GRANTEE: HENRY J FLORES						
1012/0820	4/02/2004	WD	Q	I	01	100
GRANTOR: CLAUDIA J SHARP						
GRANTEE: CLAUDIA J SHARP & E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= N30 W30 S30 E30$ BAS= W54 N30 W16 S60 E39 FOP= S6 E31 N6 W31$ E31 N30 $.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2019	2019	3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 6,400

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	10.54	AC		1.00	1.00	1.00	8,000.00	8,000.00	84,320							

REVIEW DATE 05/13/2025 BY KS Total Acres: 10.54 Total Land Value: 84,320 Market: 0 Agricultural: 0 Common: 84,320 PRINTED 11/18/2025 BY SYS