COMM NE COR RUN W 1426.38 FT,
S 633.4 FT, S 293.47 FT TO
POB, CONT S 295.53 FT TO N R/W

CHESHIRE RUSSELL W JR
569 SWCOUNTY RD 242
LAKE CITY, FL 32024

2026

25-4S-16-03138-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 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

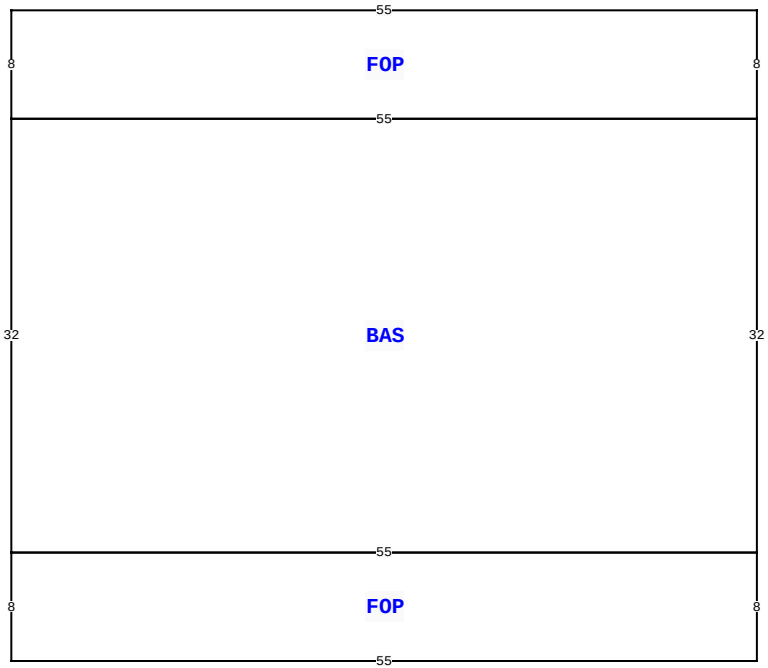
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	167,362
FOP	440	30		132	12,552
FOP	440	30		132	12,552
TOTALS	2,640			2,024	192,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	107.4760	120.37	243,629	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1760 HX Base Yr 2005



569 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,467
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		208,826
SOH/AGL Deduction		66,988
ASSESSED VALUE		141,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,116
TOTAL JUST VALUE		208,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21232	SFR	260	11/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0614	8/18/2003	WD	Q	V	06	100

GRANTOR: RUSSELL W & JOYCE T C

GRANTEE: RUSSELL W CHESHIRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FOP= N8 W55 S8 E55$ W55 S32 FOP= S8 E55 N8 W55$ E55$.

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	0	0	1,019.00	UT	2.00	2.00	50	2004	2004	3	50	1,019	
2	0260	PAVEMENT-A	0	100	10	300	3,000.00	UT	1.30	1.30	60	2014	2014	3	60	2,340	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/25/2019 BY KR Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/20/2025 BY SYS