LOT 2 PEELER'S REPLAT OF LOT 2 B
PLANTATION ESTATES & BEG SW COR
131.05 FT TO SE COR OF LOT 2 S 1

ANDERSON TOCIONA
426 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-16-03167-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Quality	05	05

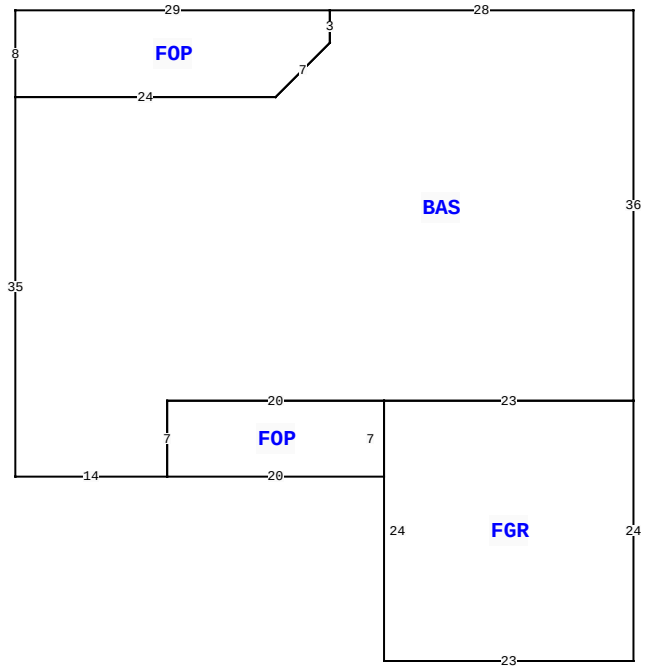
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 25416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100		1,931	208,274
FGR	552	55		304	32,789
FOP	140	30		42	4,530
FOP	220	30		66	7,119
TOTALS	2,843			2,343	252,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	116.0280	129.95	304,473	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2025 Heated Area: 1931 HX Base Yr



452 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,713
TOTAL MARKET OB/XF VALUE	4,396
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	284,859
SOH/AGL Deduction	0
ASSESSED VALUE	284,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,859
TOTAL JUST VALUE	284,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26308	SFR	567	10/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/266	7/15/2024	WD	Q	I	01	345,000
GRANTOR: BISHOP MICHAEL						
GRANTEE: ANDERSON TOCIONA						
1306/0061	12/14/2015	WD	Q	I	01	185,000
GRANTOR: WALTER DALE & KATHRYN						
GRANTEE: MICHAEL & SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W29 S8 E24 R5 U5 N3$ S3 D5 L5 W24 S35 E14
FOP= E20 N7 W20 S7$ N7 E20 FGR= S24 E23 N24 W23$ E23 N36$.

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	0	0	0	1,232.00	UT	3.00	3.00	100	2008	2008	3	100	3,696	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,396

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	0		RSF-2	0.00	0.00	1.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	27,750							

REVIEW DATE 09/20/2024 BY TP Total Acres: 0.91 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 10/03/2025 BY SYS