BEG NE COR OF NE1/4 OF NE1/4, FO
670 FT, S 670 FT, E 670 FT, N 67

ALLISON JOHN S/ALLISON TERESA A
7402 SW COUNTY RD 242
LAKE CITY, FL 32024

2026

26-4S-15-00399-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

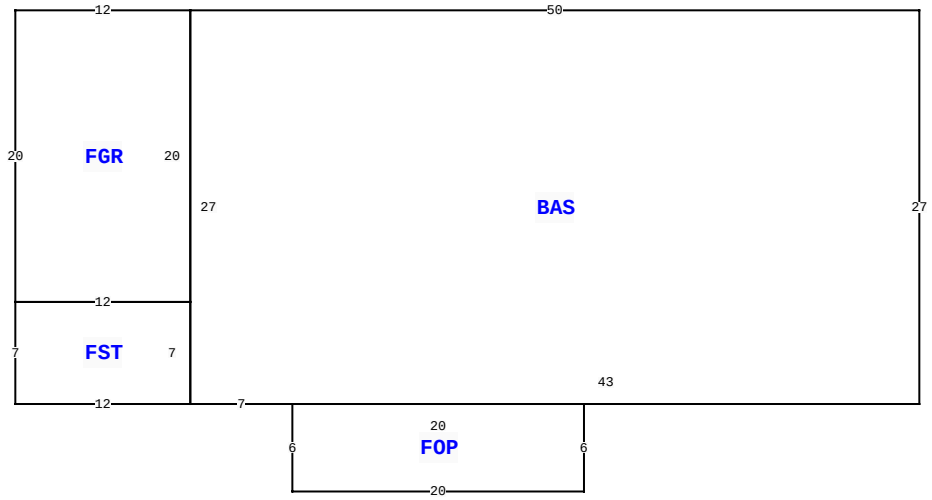
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	118,217
FGR	240	55		132	11,559
FOP	120	30		36	3,153
FST	84	55		46	4,028
TOTALS	1,794			1,564	136,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	120.2850	134.72	210,702	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1350 HX Base Yr



7402 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,956
TOTAL MARKET OB/XF VALUE		22,200
TOTAL LAND VALUE - MARKET		98,040
TOTAL MARKET VALUE		171,266
SOH/AGL Deduction		65,466
ASSESSED VALUE		105,800
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,078
TOTAL JUST VALUE		257,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049696	Roof Replacement	8,400	04/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2312	7/15/2025	LE	U	I	14	100

GRANTOR: ALLISON JOHN S

GRANTEE: ALLISON JOHN S (ENH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FGR= W12 S20 FST= S7 E12 N7 W12$ E12 N20 $ S27 E7
FOP= S6 E20 N6 W20 $ E43 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0030	BARN,MT	0	0	10	100	10,000.00	UT	2.00	2.00	100	1993	1993	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 22,200

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.32	AC		1.00	1.00	1.00	280.00	280.00	2,610							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.32	AC		1.00	1.00	1.00	9,500.00	9,500.00	88,540							

REVIEW DATE 06/17/2024 BY JS Total Acres: 10.32 Total Land Value: 12,110 Market: 88,540 Agricultural: 2,610 Common: 9,500 PRINTED 10/07/2025 BY SYS