LOT 5 BLOCK B LANGTREE S/D.

785-1822, 802-399, 802-400, 802-

MCCARTER GINA
7986 SW CR 242
LAKE CITY, FL 32024

2026

26-4S-15-00401-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

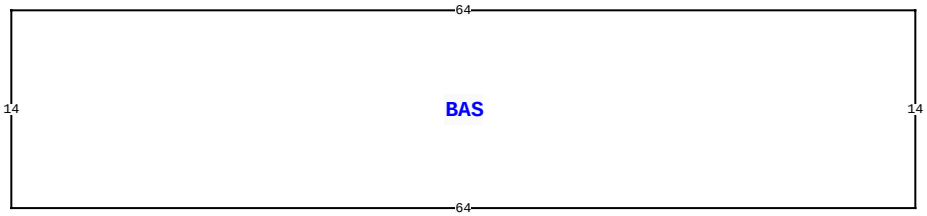
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	24,923
TOTALS	896			896	24,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	115.9000	69.54	62,308	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 896 HX Base Yr 2023



7986 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		24,923
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		87,723
SOH/AGL Deduction		66,317
ASSESSED VALUE		21,406
TOTAL EXEMPTION VALUE	HX HB	21,406
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047825	Mobile Home		08/04/2023
14634	M H	125	10/16/1998
9332	M H	125	02/07/1995
8644	M H	125	07/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1180	10/27/2022	WD	U	I	11	100
GRANTOR: MCCARTER BONNIE						
GRANTEE: MCCARTER GINA						
1158/0497	8/08/2008	WD	Q	I	03	100
GRANTOR: TERRY KELLY						
GRANTEE: ROBERT & BONNIE MCC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 N14$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/06/2024 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS