COMM NE COR OF SEC, RUN W ALONG
1132.36 FT, S 40 FT TO S R/W CR-
POB, RUN S 210 FT, W 210 FT, N 2

BURCH FREDEICK WAYNE JR
1510 SW CR-242
LAKE CITY, FL 32055

2026

26-4S-16-03173-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

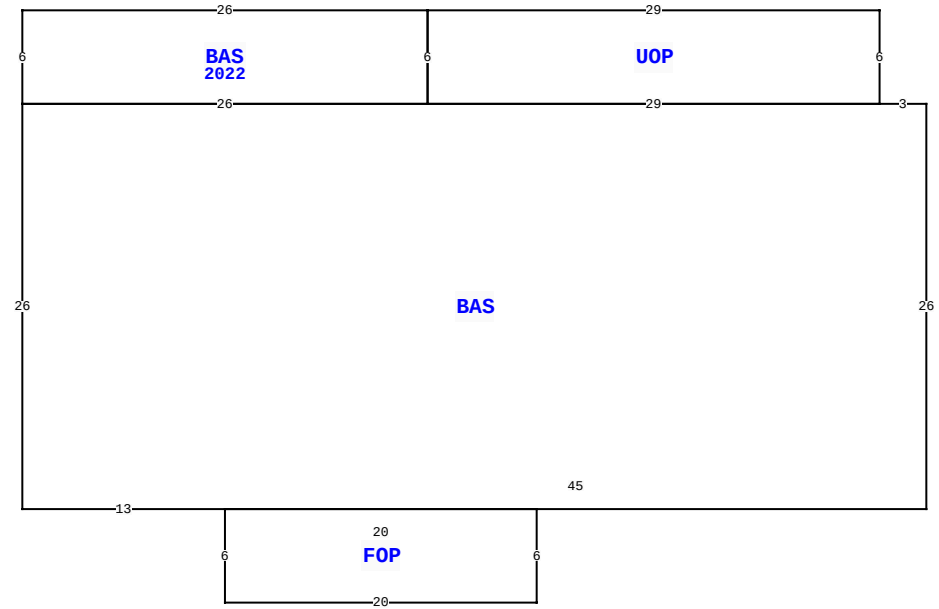
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	171,646
BAS	156	100	2022	156	17,757
FOP	120	30		36	4,098
UOP	174	20		35	3,984
TOTALS	1,958			1,735	197,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	119.5600	133.91	232,334	1966	2015	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2023 Heated Area: 1664 HX Base Yr



1510 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,484
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	222,684
SOH/AGL Deduction	0
ASSESSED VALUE	222,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,684
TOTAL JUST VALUE	222,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/226	1/28/2022	WD	Q	I	01	214,300
GRANTOR: LANDOLT CURTIS LEE						
GRANTEE: BURCH FREDEICK WAYN						
1215/2346	6/02/2011	WD	Q	I	01	115,000
GRANTOR: DEAN & DIANE SMITH						
GRANTEE: CURTIS LEE & MELISS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W29 W26 S26 E13 E45 N26 $
UOP=[ORIG=-3,0] N6 W29 S6 E29 $
BAS=[YR=2022;DPR_YEAR=2022;ORIG=-32,0] N6 W26 S6 E26 $
FOP=[ORIG=-45,26] S6 E20 N6 W20 $
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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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0		00	210.00	210.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/23/2022 BY CP Total Acres: 1.01 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/07/2025 BY SYS