COMM NW COR OF NW1/4 OF NW1/4,
RUN S 42.52 FT TO S R/W OF
CR-242, E ALONG R/W 206.5 FT

FRALEY FRANK FORD JR/FRALEY LAURA ANN
3220 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

27-4S-16-03202-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

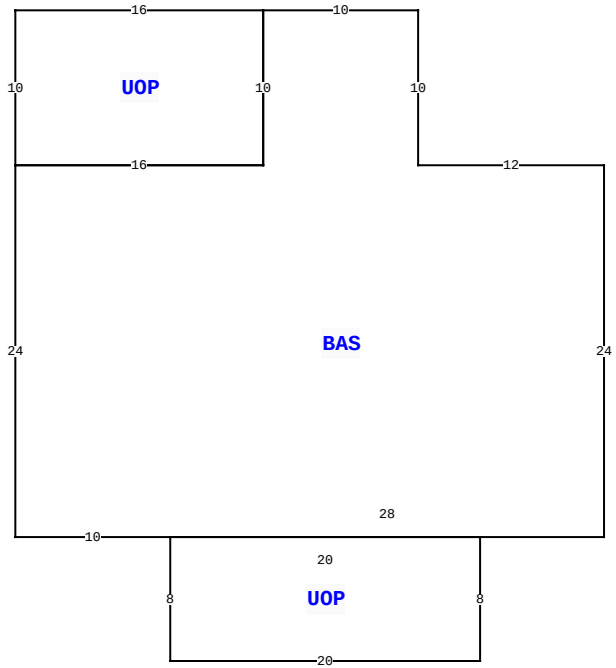
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	35,160
UOP	160	20		32	1,112
UOP	160	20		32	1,112
TOTALS	1,332			1,076	37,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,076	56.4019	63.17	67,971	1950	1950	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2022 Heated Area: 1012 HX Base Yr 2022



3220 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		37,384
TOTAL MARKET OB/XF VALUE		9,226
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		76,610
SOH/AGL Deduction		27,519
ASSESSED VALUE		49,091
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,091
TOTAL JUST VALUE		76,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042534	Electrical Servic	0	08/12/2021
2678	M H	125	06/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/0827	10/05/2019	QC	U	I	30	45,000
GRANTOR: JOHN FRALEY						
GRANTEE: FRANK FORD JR & LAU						
1358/0381	4/17/2018	WD	Q	I	01	45,000
GRANTOR: JOHN THOMAS MATHEWS &						
GRANTEE: JOHN FRALEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N10 W10 UOP= W16 S10 E16 N10$ S10 W16 S24 E10 UOP= S8 E20 N8 W20$ E28 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	20	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0070	CARPORT UF	0	100	13	23	1.00	UT	0.00	0.00	100	0	0	3	100	250	
6	0060	CARPORT F	0	100	12	24	288.00	UT	5.00	5.00	40	1993	1993	3	40	576	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2021	2021		100	6,200	

LAND DESCRIPTION

TOTAL OB/XF 9,226

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 08/26/2021 BY JB Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS