

COMM NW COR, RUN S 76.28 FT TO S
ALONG R/W 1336.40 FT TO INTERS W
OF NW1/4, CONT E 211.81 FT FOR P

YURCH/BARTLETT REVOCABLE TRUST DATED SEPTEMBER 28,
3954 SW COUNTY RD 242
LAKE CITY, FL 32024

2026

28-4S-16-03229-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
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	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	28416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	713	100		713	81,310
BAS	2,444	100		2,444	278,714
FGR	676	55		372	42,423
FOP	192	30		58	6,614
FOP	276	30		83	9,466
FOP	324	30		97	11,062
FOP	446	30		134	15,282
FST	110	55		60	6,842
TOTALS	5,181			3,961	451,713

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,961	127.2810	142.55	564,641	1997	2005	0	0	0	20.00	80.00
4 SINGLE FAM 100% - 2024												
Heated Area: 3157												
HX Base Yr 2024												

EXTRA FEATURES							3954 SW COUNTY ROAD 242 , LAKE CITY				INC DATE						AG DATE			
L N	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	100	0	0	2,153.00	UT	1.50	1.50	100	1997	1997	3	100	3,230				
2	0260	PAVEMENT-A	0	100	12	597	7,164.00	UT	1.10	1.10	75	1993	1993	3	75	5,910				
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000				
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000				
5	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500				
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000				
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600				
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000				

LAND DESCRIPTION										TOTAL OB/XF										15,240					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.04	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,800								
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	67,500								
3	0000	C	VAC RES	100		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,375								

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1 3		
VALUATION SUMMARY															
VALUATION BY													STANDARD		
Tax Group: 3													Tax Dist:		
BUILDING MARKET VALUE													451,713		
TOTAL MARKET OB/XF VALUE													15,240		
TOTAL LAND VALUE - MARKET													150,675		
TOTAL MARKET VALUE													617,628		
SOH/AGL Deduction													204,955		
ASSESSED VALUE													412,673		
TOTAL EXEMPTION VALUE													50,722		
BASE TAXABLE VALUE													361,951		
TOTAL JUST VALUE													617,628		
NCON VALUE													0		
INCOME VALUE															
PREVIOUS YEAR MKT VALUE													623,274		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050857	Electrical Servic	0	09/19/2024
16767	SFR	310	03/22/2000
11919	SFR	375	12/02/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1503/679	11/17/2023	WD	U	I	11	100	
GRANTOR: BARTLETT CATHERINE R							
GRANTEE: YURCH/BARTLETT REVO							
1500/1415	9/25/2023	WD	Q	I	01	790,000	
GRANTOR: MALONE ETHEL S							
GRANTEE: BARTLETT CATHERINE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W41 FOP= W16 S12 E16 N12\$ S12 W16 S31 FOP= S10 E46N10 W4 D2 L2 W5 L2 U2 W33\$E33 D2 R2 E5 R2 U2 E4 N3 E12 FGR= S9 E26 N26 W26 S17\$ N17 E16 FST= E10 N11 W10 S11\$N11 FOP= E10 N12 W27 S12 E17\$W17 N12\$ PTR= N30 APT= N23 W31 FOP= W12 S23 E12 N23\$ S23 E31\$ S30\$.									