NW1/4 OF NE1/4 EX 5 AC DESC 392-
NE1/4 OF NE 1/4. & EX 5.01 AC &
1294-704 & EX 5.01 AC DESC IN WD

RENTZ HERMAN
5854 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03239-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

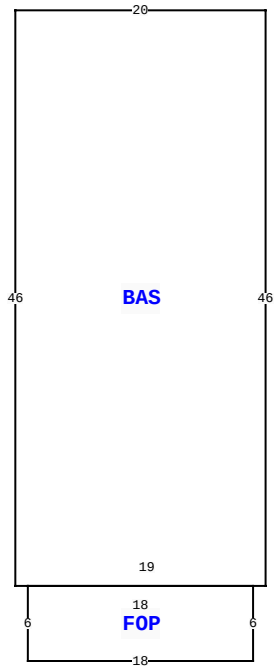
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	30416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	54,328
FOP	108	30		32	1,890
TOTALS	1,028			952	56,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	952	81.1200	90.85	86,489	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 920 HX Base Yr 2019



5854 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,218
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		50,700
TOTAL MARKET VALUE		69,124
SOH/AGL Deduction		19,159
ASSESSED VALUE		49,965
TOTAL EXEMPTION VALUE	HX HB SX	49,965
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15495	REMODEL	120	05/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0811	7/11/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LUKE						
GRANTEE: HERMAN L RENTZ & ET						
1364/2378	6/06/2018	QC	U	I	11	100
GRANTOR: WINNIE RENTZ RICHARDS						
GRANTEE: HERMAN L RENTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S46 E1 FOP= S6 E18 N6 W18$ E19 N46$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	10,000.00	10,000.00	10,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.07	AC		1.00	1.00	1.00	370.00	370.00	1,506							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,700							

REVIEW DATE 07/19/2019 BY BC Total Acres: 5.07 Total Land Value: 11,506 Market: 40,700 Agricultural: 1,506 Common: 10,000 PRINTED 09/30/2025 BY SYS