COMM 1572.69 FT W OF NE COR OF S FT TO S R/W CR-242 FOR POB, CONT 358.22 FT, N 608 FT TO S R/W CR-

RENTZ SHIRLEY
5674 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03239-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

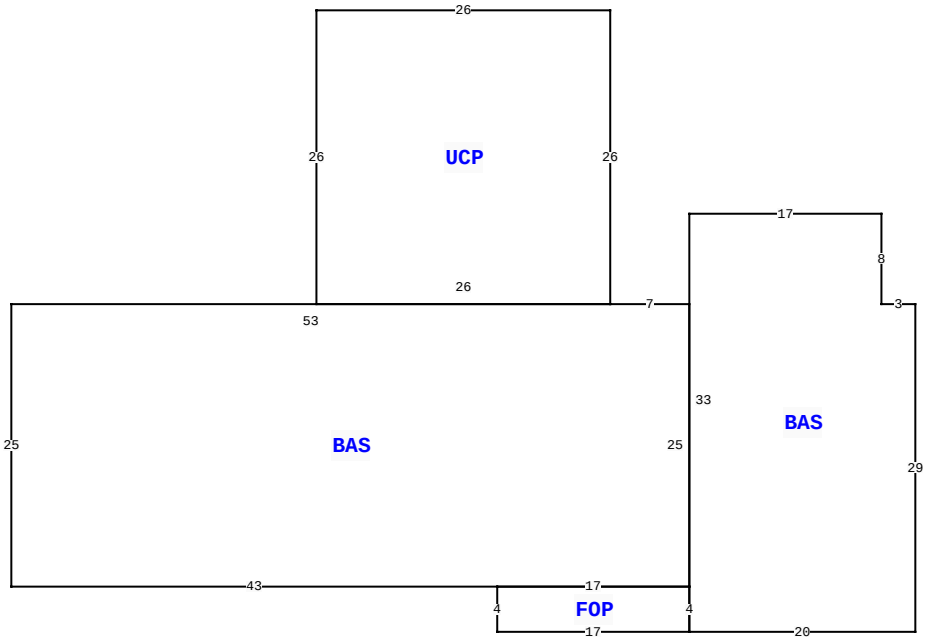
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	716	100		716	56,122
BAS	1,500	100		1,500	117,575
FOP	68	30		20	1,568
UCP	676	20		135	10,582
TOTALS	2,960			2,371	185,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,371	107.6700	120.59	285,919	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2216 HX Base Yr



5674 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		185,847
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		198,227
SOH/AGL Deduction		96,031
ASSESSED VALUE		102,196
TOTAL EXEMPTION VALUE	98 HX HB	102,196
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050826	Generator	0	09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1290/2434	3/08/2015	QC	U	I	11	100
GRANTOR: GRETHEL L RENTZ						
GRANTEE: SHIRLEY RENTZ						
1171/2480	4/22/2009	WD	U	I	16	100
GRANTOR: GRETHEL L RENTZ						
GRANTEE: CARL H RENTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UCP= N26 W26 S26 E26$ W 53 S25 E43 FOP= S4 E17 N4W17$ E17 BAS= S4 E20 N29 W3 N8 W17 S33$ N25$.

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	2006	2006	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 02/16/2015 BY DF Total Acres: 5.00 Total Land Value: 11,480 Market: 40,000 Agricultural: 1,480 Common: 10,000 PRINTED 11/17/2025 BY SYS