E1/2 OF E1/2 OF NE1/4 OF NE1/4 E
SE COR OF NE1/4 OF NE1/4 DESC OR
1.92 AC DESC IN WD 1536-888.

RENTZ FESS JR
5332 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03241-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

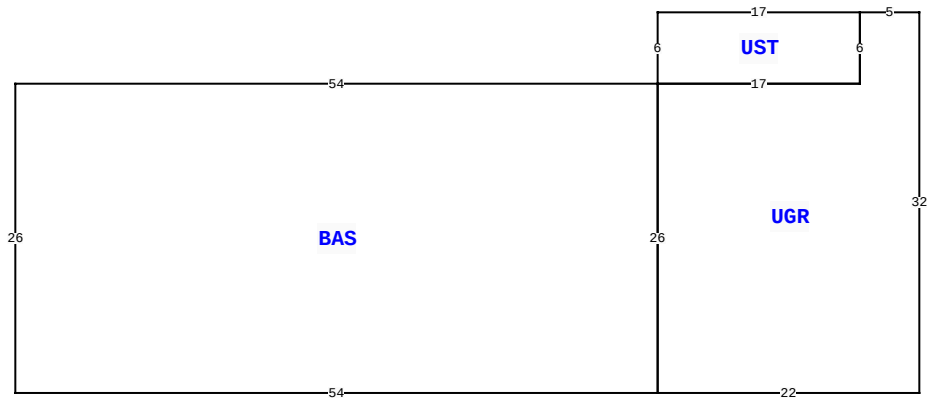
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
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	1,404	100		1,404	96,160
UGR	602	45		271	18,561
UST	102	45		46	3,151
TOTALS	2,108			1,721	117,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	94.0800	105.37	181,342	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1404 HX Base Yr



5332 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		117,872
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		62,510
TOTAL MARKET VALUE		182,202
SOH/AGL Deduction		98,723
ASSESSED VALUE		83,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,757
TOTAL JUST VALUE		182,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048617	Roof Replacement	5,000	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0621/0114	4/21/1987	WD	U	I		11,100

GRANTOR: RENTZ EVELYN LUCILE
GRANTEE: RENTZ FESS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S26 E54 UGR= E22 N32 W5 S6 W17 S26$ N26 UST= E17 N6 W17 S6$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	14.00	14.00	100	2006	2006	3	100	1,120	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	6.58	AC		1.00	1.00	1.00	9,500.00	9,500.00	62,510							

REVIEW DATE 01/30/2024 BY JS Total Acres: 6.58 Total Land Value: 62,510 Market: 0 Agricultural: 0 Common: 62,510 PRINTED 11/17/2025 BY SYS