

E 330 FT OF W 396 FT OF NE1/4 OF
IN ORB 1303-7.

RENTZ GAIL YVONNE/RENTZ WARREN
5538 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03242-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 70	0100	01	1,762	80.6501	90.33	159,161	1950	1950	0	0	0	35.00	65.00	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 30	1 SINGLE FAM 17% - 2024														Heated Area: 1599 HX Base Yr 2024												
Roof Structure	03	GABLE/HIP 100															VALUATION BY												
Roof Cover	14	PREFIN MT 80															STANDARD												
Roof Cover	03	COMP SHNGL 20															Tax Group: 3												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												
Interior Floor	09	PINE WOOD 100															TOTAL MARKET OB/XF VALUE												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												
Bedrooms	3	100															SOH/AGL Deduction												
Bathrooms	1	100															ASSESSED VALUE												
Frame	01	NONE 100															TOTAL EXEMPTION VALUE												
Stories	1.	1. 100	HA HAB																										
Architectual	05	CONV 100	BASE TAXABLE VALUE																										
Units	0	100	TOTAL JUST VALUE																										
Condition Adj	02	02 100	NCON VALUE																										
Kitchen Adjus	01	01 100	INCOME VALUE																										
Quality			03	03	PREVIOUS YEAR MKT VALUE																								
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM			02																										
NEIGHBORHOOD/LOC			30416.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	72	100		72	4,228																								
BAS	120	100		120	7,046																								
BAS	216	100		216	12,682																								
BAS	240	100		240	14,091																								
BAS	951	100		951	55,838																								
UCP	675	20		135	7,927																								
USP	80	35		28	1,644																								
TOTALS	2,354			1,762	103,455																								
EXTRA FEATURES						5538 SW COUNTY ROAD 242 , LAKE CITY																							
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	0294	SHED WOOD/	0	17	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100													
2	0294	SHED WOOD/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400													
3	9945	Well/Sept	0	17	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0252	LEAN-TO W/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100													
5	0252	LEAN-TO W/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200													
6	0070	CARPORT UF	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100													
7	0070	CARPORT UF	0	17	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													
8	0070	CARPORT UF	0	17	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50													
TOTAL OB/XF 8,550																													
LAND DESCRIPTION																													
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	17		A-1	0.00	0.00	7.75	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,625												
REVIEW DATE 07/18/2019 BY BC Total Acres: 7.75 Total Land Value: 73,625 Market: 0 Agricultural: 0 Common: 73,625 PRINTED 11/17/2025 BY SYS																													