BEG NW COR OF E1/2 OF E1/2 OF NE
RUN W 210 FT, S 1050 FT, E 210 F
TO POB.

RENTZ AUGUSTA
5370 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03242-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

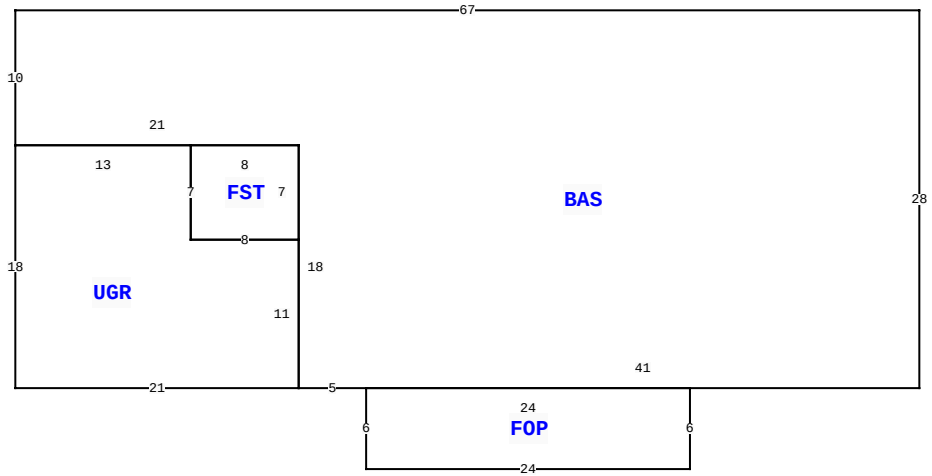
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,498	100		1,498	119,161
FOP	144	30		43	3,420
FST	56	55		31	2,466
UGR	322	45		145	11,534
TOTALS	2,020			1,717	136,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	109.2700	122.38	210,126	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1498 HX Base Yr



5370 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		136,582
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		48,700
TOTAL MARKET VALUE		185,482
SOH/AGL Deduction		81,436
ASSESSED VALUE		104,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,324
TOTAL JUST VALUE		185,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046178	Roof Replacement	17,719	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S10 UGR= S18 E21 N11 FST= N7 W8 S7 E8$ W8 N7 W13$ E21 S 18 E5 FOP= S6 E24 N6 W24$ E41 N28 $.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	4.87	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,700							

REVIEW DATE 07/19/2019 BY BC Total Acres: 4.87 Total Land Value: 48,700 Market: 0 Agricultural: 0 Common: 48,700 PRINTED 11/17/2025 BY SYS