

COMM NW COR OF NE1/4 OF NW1/4, S
POB, E 304.94 FT, S 20 DEG W 202
FT W BOUNDREY LINE, N 190.23 FT

MOWRY MICHAEL ALAN/MOWRY BARBARA ARLT
6028 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2025

30-4S-16-03245-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	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
BAS	840	100	
UCP	300	20	
UCP	300	20	
UGR	120	45	
UGR	120	45	
TOTALS	1,680		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND											
0100	01	1,068	112.2000	121.18	129,420	2020	2020	0	01.25	5.00	93.75												
1 SINGLE FAM - 100% - 2021 Heated Area: 840 HX Base Yr 2021																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2025		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		121,331	
TOTAL MARKET OB/XF VALUE		27,310	
TOTAL LAND VALUE - MARKET		16,380	
TOTAL MARKET VALUE		165,021	
SOH/AGL Deduction		42,160	
ASSESSED VALUE		122,861	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		72,139	
TOTAL JUST VALUE		165,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046347	Storage Building	17,000	01/24/2023
37803	SFR	0	02/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1659	4/10/2025	WD U	I	11		100
GRANTOR: MOWRY DALE A						
GRANTEE: MOWRY MICHAEL ALAN						
1400/0072	11/22/2019	WD U	V	30		43,300
GRANTOR: COREY & RANDI WILLIAM						
GRANTEE: DALE A & WHITNEY W						

EXTRA FEATURES															
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	0030	BARN,MT	0	100 24 30	1.00	UT	13,600.00	13,600.00	100	2024	2023		100	13,600	
2	0166	CONC,PAVMT	0	100 0 0	2,742.00	UT	5.00	5.00	100	2024	2023		100	13,710	

BUILDING NOTES			
<p>BUILDING DIMENSIONS</p> <p>UCP= E12 N25 UGR= N10 W12 S10 E12\$ W12 S25\$ BAS= N35 W24 UGR= W12 S10 E12 N10\$ S10 UCP= W12 S25 E12 N25\$ S25 E24\$.</p>			

LAND DESCRIPTION												TOTAL OB/XF												
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	100		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,380							