

1.4 ACRES IN A SQUARE SHAPE IN N
OF NW1/4 & ALSO COMM AT NW COR 0
NW1/4, RUN S 40.69 FT TO S R/W L

MCCOLLUM DOROTHY WESTON/SMITH MASSIE INEZ
5904 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03245-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
UOP	64	25
UOP	96	25
TOTALS	1,504	1,384 24,995

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,384	75.2490	45.15	62,488	1973	1973	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr													
TOTALS	1,504		1,384	24,995									

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						24,995						
TOTAL MARKET OB/XF VALUE						7,700						
TOTAL LAND VALUE - MARKET						25,200						
TOTAL MARKET VALUE						57,895						
SOH/AGL Deduction						361						
ASSESSED VALUE						57,534						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						57,534						
TOTAL JUST VALUE						57,895						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						57,895						
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