W1/2 OF S1/2 OF THE FOLLOWING: B
NE1/4 OF NE1/4, W 418.88 FT, N 4
419.09 FT TO PT ON E LINE OF SEC

HONER SAMUEL
1634 SW COUNTY ROAD 242A
LAKE CITY, FL 32025

2026

30-4S-17-08868-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

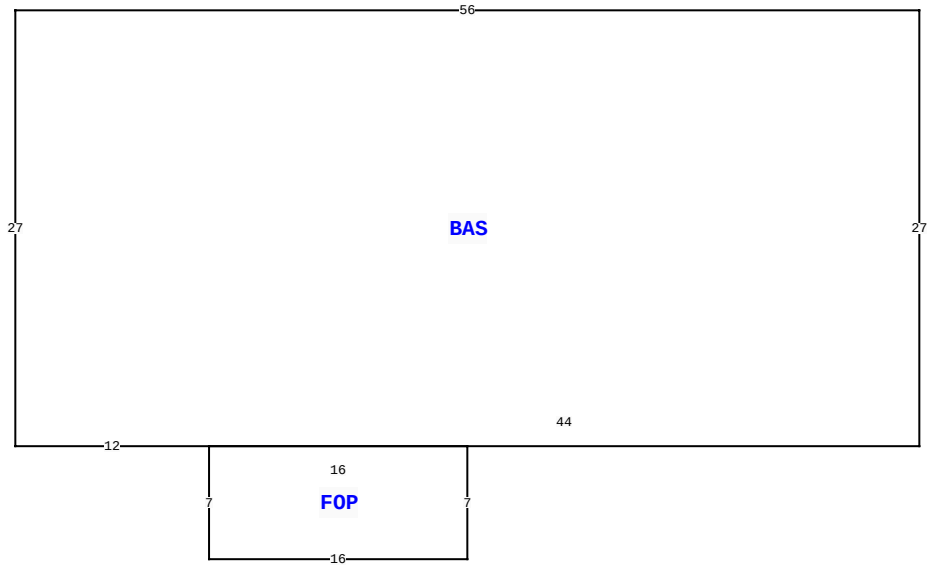
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	74,653
FOP	112	35		39	1,926
TOTALS	1,624			1,551	76,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,551	95.4990	89.77	139,233	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019



1634 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,578
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		9,785
TOTAL MARKET VALUE		98,363
SOH/AGL Deduction		37,227
ASSESSED VALUE		61,136
TOTAL EXEMPTION VALUE	HX HB SX WR	61,136
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1244	10/01/2018	LE	U	I	14	12,000

GRANTOR: WILDFLOWER FARMS LLC
GRANTEE: SAMUEL HONER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E12 FOP= S7 E16 N7 W16$ E44 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,785							

REVIEW DATE 11/05/2018 BY DF Total Acres: 1.03 Total Land Value: 9,785 Market: 0 Agricultural: 0 Common: 9,785 PRINTED 11/19/2025 BY SYS