COMM INTERS E LINE OF SW1/4 & E
282.63 FT FOR POB, CONT SW 264.9
FT TO W R/W NORRIS RD, NE 175.75

HOUSTON ROBERT F/HOUSTON THERESA
7939 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

31-4S-16-03256-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

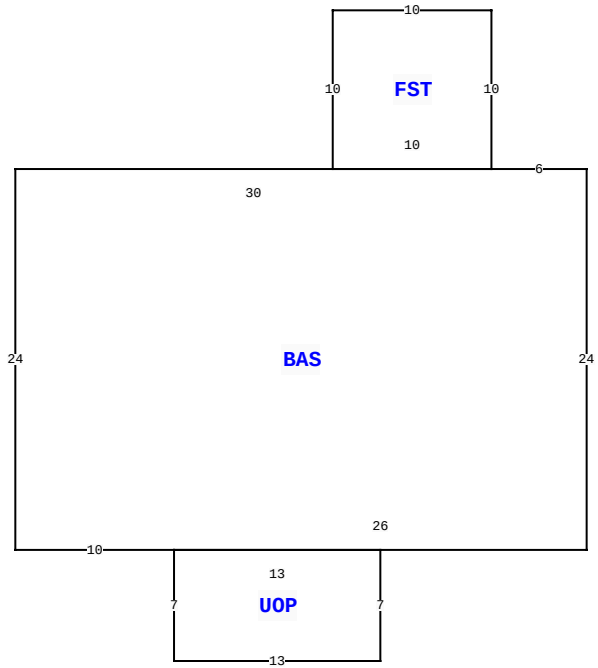
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	51,678
FST	100	55		55	3,290
UOP	91	20		18	1,076
TOTALS	1,055			937	56,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	937	82.1600	92.02	86,223	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 864 HX Base Yr



7939 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,045
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		25,340
TOTAL MARKET VALUE		87,685
SOH/AGL Deduction		45,074
ASSESSED VALUE		42,611
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,611
TOTAL JUST VALUE		87,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39881	STORAGE	0	06/04/2020

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FST= N10 W10 S10 E10$ W30 S24 E10 UOP= S7 E13 N7 W13$ E26 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0031	BARN,MT AE	0	100	20	24	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	1.81	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,340							

REVIEW DATE 06/30/2020 BY BC Total Acres: 1.81 Total Land Value: 25,340 Market: 0 Agricultural: 0 Common: 25,340 PRINTED 11/18/2025 BY SYS