COMM INTERS OF NW R/W SR-247 &
N LINE OF SE1/4 OF NW1/4, RUN
S 41 DEG W ALONG R/W 360 FT

MCGINNESS ROBERT J
3392 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

15-4S-16-03010-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

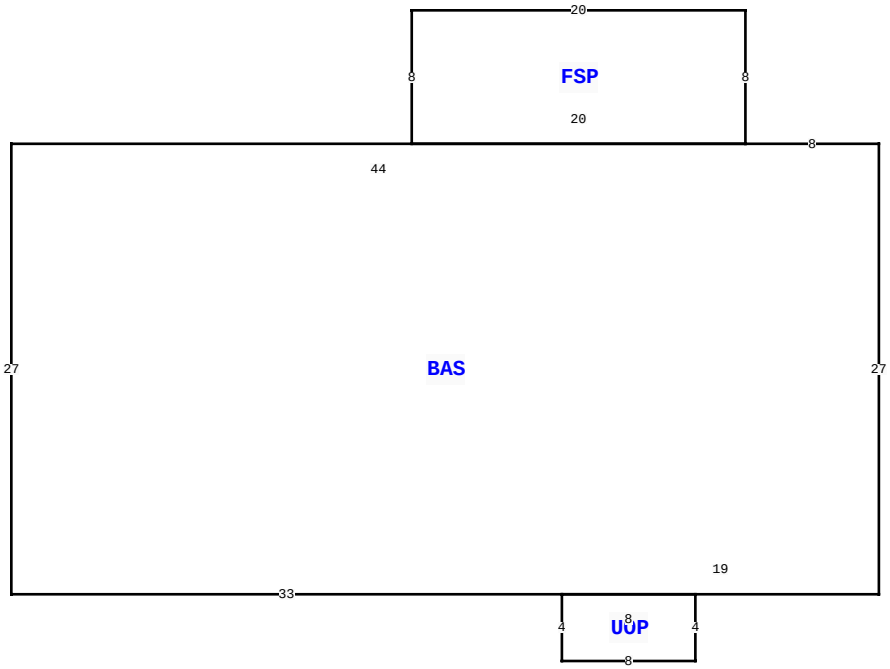
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	49,676
FSP	160	40		64	2,264
UOP	32	25		8	283
TOTALS	1,596			1,476	52,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	119.5000	75.28	111,113	1986	2005	0	0	0	53.00	47.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



3392 SW STATE ROAD 247 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,223
TOTAL MARKET OB/XF VALUE	8,440
TOTAL LAND VALUE - MARKET	9,453
TOTAL MARKET VALUE	70,116
SOH/AGL Deduction	0
ASSESSED VALUE	70,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,116
TOTAL JUST VALUE	70,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,866

XFOB:1:1: PINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2460	9/16/2019	WD	Q	I	01	64,000
GRANTOR: DOROTHY J ZIMMERMAN &						
GRANTEE: ROBERT J MCGINNESS						
1321/2229	9/09/2016	QC	U	I	11	100
GRANTOR: DOROTHY J ZIMMERMAN						
GRANTEE: DOROTHY J ZIMMERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N8 W20 S8 E20$ W44 S27 E33 UOP= S4 E8 N4 W8$E19 N27$.

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	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2014	2014	3	100	140	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,440

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	0		00	0.00	0.00	0.41	AC		1.00	1.00	1.59	14,500.00	23,055.00	9,453							

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.41 Total Land Value: 9,453 Market: 0 Agricultural: 0 Common: 9,453 PRINTED 05/08/2026 BY SYS