

COMM NW COR OF SE1/4 OF SE1/4, S  
 DEG E 84 FT FOR POB, CONT S 65 D  
 N 41 DEG E 178.47 FT, N 58 DEG W

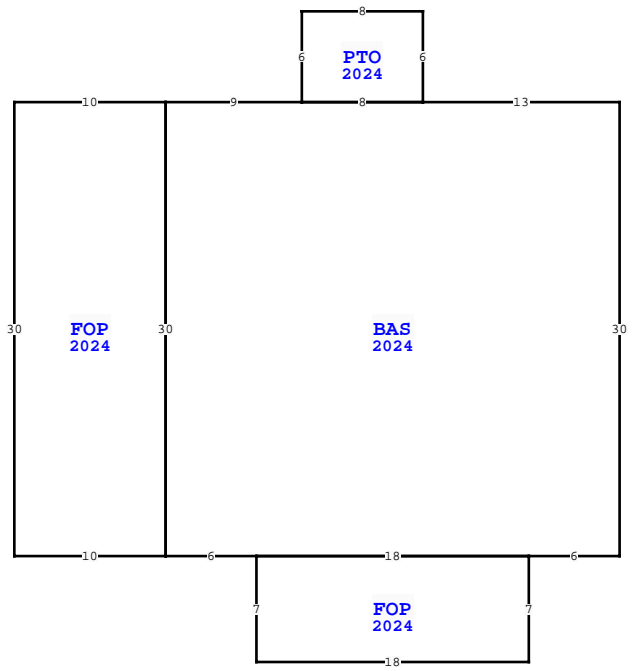
REAGAN JON  
 4238 SW STATE ROAD 247  
 LAKE CITY, FL 32024

**2026**

16-4S-16-03046-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	16416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	900	100	2024
FOP	126	30	2024
FOP	300	30	2024
PTO	48	5	2024
TOTALS	1,374		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025									Heated Area: 900	HX Base Yr 2025



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,687
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			11,730
TOTAL MARKET VALUE			143,417
SOH/AGL Deduction			17,360
ASSESSED VALUE			126,057
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			74,646
TOTAL JUST VALUE			143,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047626	New Residential C	50,000	07/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/442	11/25/2024	WD	U	I	11	100
GRANTOR: BUCHNER RONALD TERRY						
GRANTEE: REAGAN JON						
1525/1020	10/11/2024	LE	U	I	14	100
GRANTOR: BUCHNER RONALD TERRY						
GRANTEE: BUCHNER RONALD TERR						

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
4238 SW STATE ROAD 247, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=60,20] S30 E6 E18 E6 N30 W13 W8 W9 \$
FOP=[YR=2024;ORIG=50,20] S30 E10 N30 W10 \$
PTO=[YR=2024;ORIG=69,14] S6 E8 N6 W8 \$
FOP=[YR=2024;ORIG=66,50] S7 E18 N7 W18 \$

LAND DESCRIPTION																								
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		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,730							