COM SW COR OF SE1/4, RUN E 705
FT, N 40 FT TO N R/W CR-242
FOR POB, CONT N 105 FT, E 210

LEE CYNTHIA A
512 SW CHARLES TER
LAKE CITY, FL 32024-0436

2027

20-4S-16-03076-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
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 01

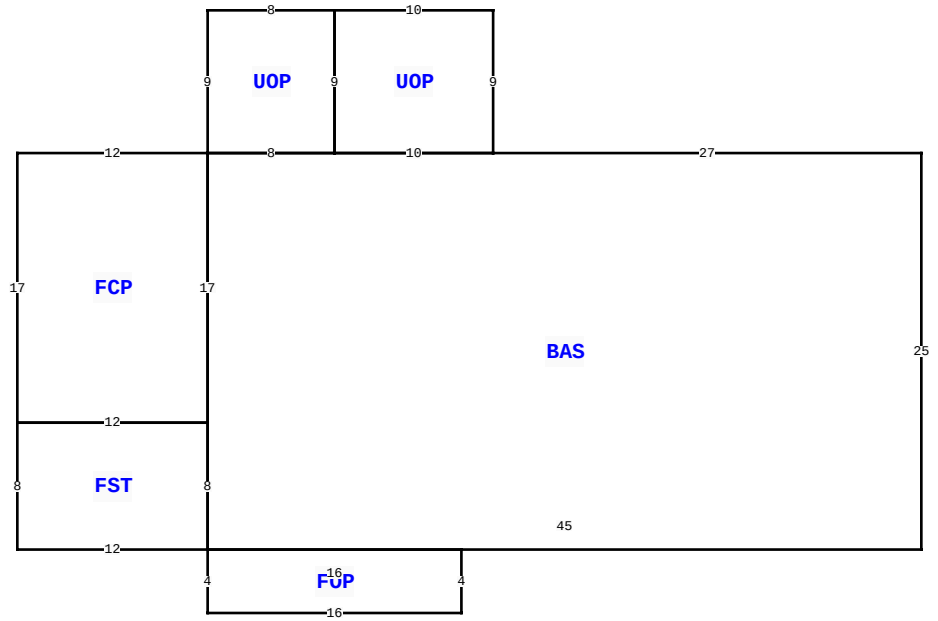
NEIGHBORHOOD/LOC 20416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	96,364
FCP	204	25		51	4,369
FOP	64	30		19	1,628
FST	96	55		53	4,540
UOP	72	20		14	1,199
UOP	90	20		18	1,542
TOTALS	1,651			1,280	109,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	119.8000	131.78	168,678	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1125 HX Base Yr



4671 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,641
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	138,101
SOH/AGL Deduction	0
ASSESSED VALUE	138,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,101
TOTAL JUST VALUE	138,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/1264	6/24/2009	WD	U	I	16	100

GRANTOR: ROY T HISLE

GRANTEE: CYNTHIA A LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N9 W10 S9 E10$ W10 UOP= N9 W8 S9 E8$ W8 FCP= W12 S17 E12 N17$ S17 FST= W12 S8 E12 N8$ S8 FOP= S4 E16 N4 W16$ E45 N25 $.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0294	SHED WOOD/	0	0	10	20	200.00	UT	7.00	7.00	50	2006	2006	3	50	700	
4	0251	LEAN TO W/	0	0	12	20	240.00	UT	4.00	4.00	50	2006	2006	3	50	480	
5	0251	LEAN TO W/	0	0	12	20	240.00	UT	4.00	4.00	50	2006	2006	3	50	480	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/16/2026 BY SYS