LOTS 1 & 2 BLOCK 1 SHADY OAKS AC
UNIT 1.

KARI SAM
4799 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

20-4S-16-03078-001

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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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 01

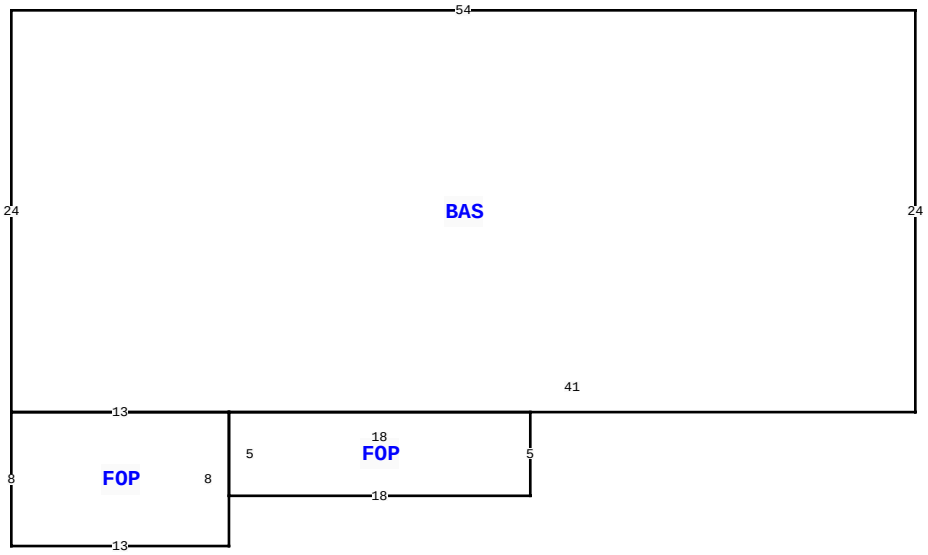
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	104,247
FOP	90	30		27	2,172
FOP	104	30		31	2,493
TOTALS	1,490			1,354	108,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	112.5000	123.75	167,558	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1296 HX Base Yr



4799 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 04/16/2026 MLU

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	6	10	60.00	UT	7.50	7.50	100	1993	1993	3	100	450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,913
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	25,600
TOTAL MARKET VALUE	135,263
SOH/AGL Deduction	0
ASSESSED VALUE	135,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,263
TOTAL JUST VALUE	135,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041879	Solar Power Syste	34,750	05/11/2021
13701	REMODEL	65	02/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0185	4/05/2019	WD	Q	I	01	95,000
GRANTOR: JOHN S & TERESA T ALL						
GRANTEE: SAM KARI						
1150/0125	5/09/2008	WD	Q	I		67,000
GRANTOR: DORIS A WIGGINS						
GRANTEE: JOHN S & TERESA T A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 FOP= S8 E13 N8 W13$ E13 FOP= S5E18N5 W18$ E41 N24$.

LAND DESCRIPTION

TOTAL OB/XF 750

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		RSF-1	210.00	210.00	2.00	LT		1.00	1.00	0.80	16,000.00	12,800.00	25,600							

REVIEW DATE 04/15/2025 BY KS Total Acres: 1.01 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS