LOT 1 BLOCK 2 SHADY OAK ACRES UN
354-240, 786-1330, 786-1331, 798

SWINFORD EUGENE B/SWINFORD BONNIE B
4693 SW COUNTY RD 242
LAKE CITY, FL 32024

2027

20-4S-16-03079-001

BUILDING CHARACTERISTICS

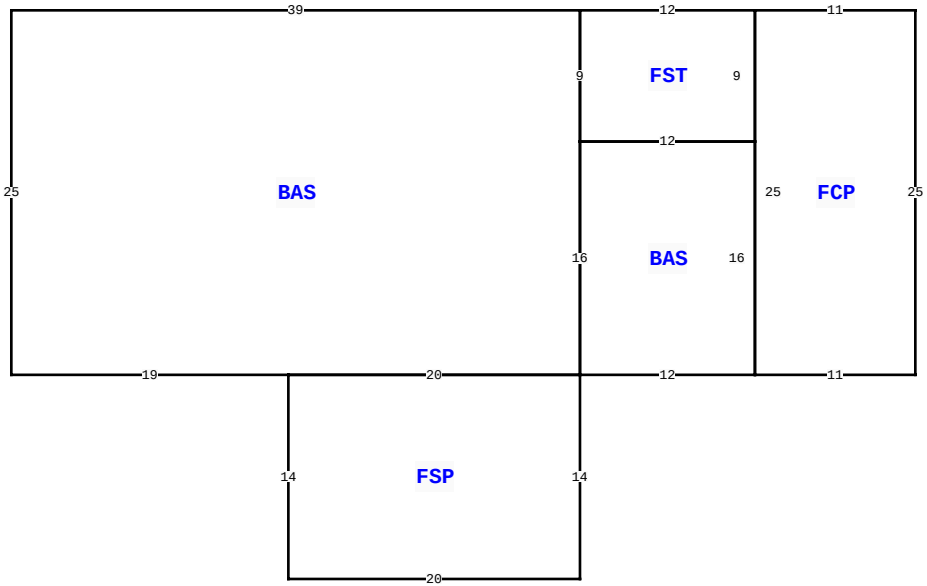
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	192	100		192	14,689
BAS	975	100		975	74,593
FCP	275	25		69	5,279
FSP	280	40		112	8,568
FST	108	55		59	4,514
TOTALS	1,830			1,407	107,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	107.0000	117.70	165,604	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1167 HX Base Yr 1995



4693 SW COUNTY ROAD 242 , LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,643
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		134,843
SOH/AGL Deduction		68,461
ASSESSED VALUE		66,382
TOTAL EXEMPTION VALUE	HX HB WX	46,382
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		134,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1827	3/17/2023	LE	U	I	14	100
GRANTOR: SWINFORD BONNIE (ENH						
GRANTEE: CARLTON KIMBERLY DI						
0798/0885	11/23/1994	WD	Q	I		38,000
GRANTOR: BEVERLY A KALIN						
GRANTEE: EUGENE B & BONNIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E19 FSP= S14E20N14W20$ E20 BAS= E12 FCP= E11 N25 W11 S25$ N16 W12 S16$ N16 FST= E12 N9 W12 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		RSF-1	105.00	210.00	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 11/17/2026 BY SYS