S1/2 OF LOT 7 BLOCK 2 YOUNG ACRE

354-581, 760-201, 934-358, 966-1

GHERNA JOHN S/GHERNA CORINNE H
1265 SW COUNTY ROAD 242A
LAKE CITY, FL 32025

2027

20-4S-17-08600-000

BUILDING CHARACTERISTICS

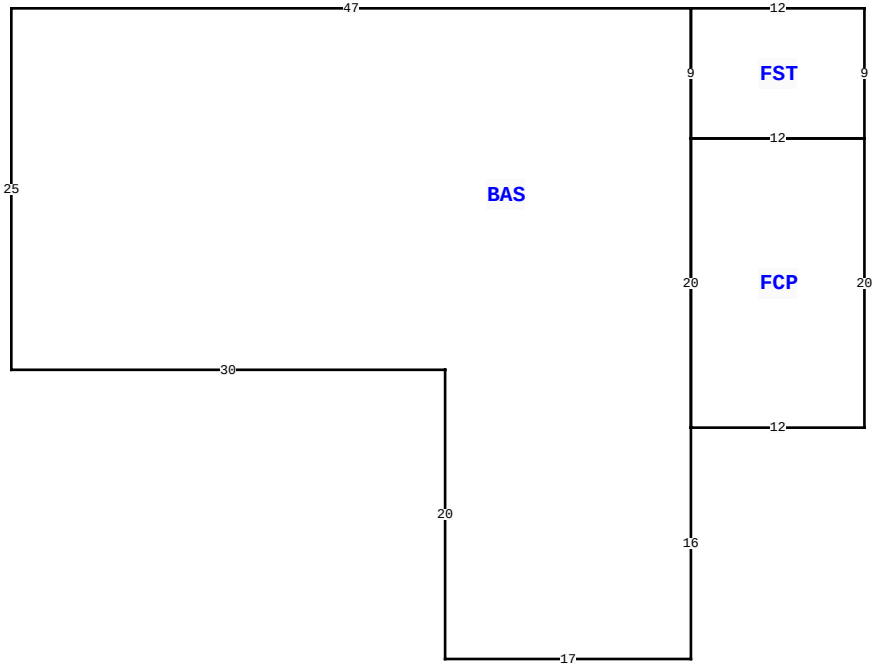
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		20417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	119,342
FCP	240	25		60	4,726
FST	108	55		59	4,648
TOTALS	1,863			1,634	128,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	110.1753	121.19	198,024	1966	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1515 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

1265 SW COUNTY ROAD 242A , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,716
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	18,180
TOTAL MARKET VALUE	151,896
SOH/AGL Deduction	3,200
ASSESSED VALUE	148,696
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	97,285
TOTAL JUST VALUE	151,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0920	9/25/2019	WD	Q	I	01	139,500
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: JOHN S & CORINNE H						
1306/2720	11/25/2015	WD	U	I	11	100
GRANTOR: 216 PARK LLC						
GRANTEE: COLUMBIA INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S25 E30 S20 E17 N16 FCP= E12 N20 W12 S20$ N20 FST= E12 N9 W12 S9$ N9$.

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	0210	GARAGE U	0	100	24	25	600.00	UT	6.00	6.00	100	1993	1993	3	100	3,600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 05/16/2017 BY BC Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS