LOTS 1, 2 & 3 LEE ACRES.

WD 1106-2798, WD 1294-1735,

MINTER CELESTE P
4129 SW CR 242
LAKE CITY, FL 32024

2027

21-4S-16-03081-051

BUILDING CHARACTERISTICS

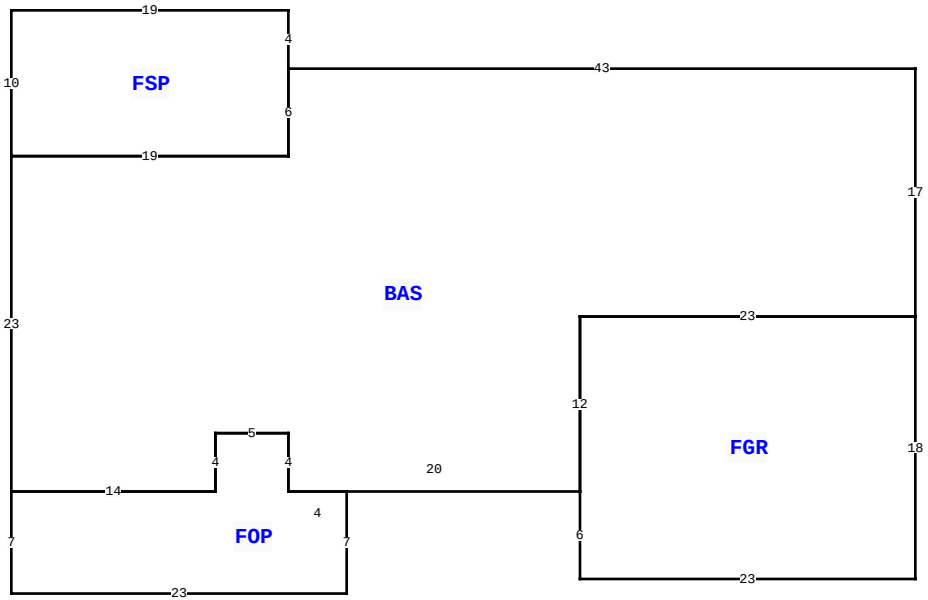
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100		1,388	182,596
FGR	414	55		228	29,994
FOP	181	30		54	7,104
FSP	190	40		76	9,998
TOTALS	2,173			1,746	229,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	132.8800	146.17	255,213	2017	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2018 Heated Area: 1388 HX Base Yr 2018



4129 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
4	0040	BARN,POLE	0	100	50	60	1.00	UT	13,500.00	13,500.00	100	2021	2020		100	13,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,692
TOTAL MARKET OB/XF VALUE	23,700
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	320,892
SOH/AGL Deduction	88,271
ASSESSED VALUE	232,621
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	181,210
TOTAL JUST VALUE	320,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39259	STORAGE	0	02/07/2020
34772	SFR	637	12/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1738	5/14/2015	WD	Q	V	01	44,000
GRANTOR: A LEONARD DICKS & JAN						
GRANTEE: CELESTE P MINTER						
1294/1735	5/07/2015	WD	U	V	11	100
GRANTOR: L C NORRIS & LINDA R						
GRANTEE: A LEONARD DICKS & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= N4 W19 S10 E19 N6$ S6 W19 S23 FOP= S7 E23 N7 W4 N4 W5 S4 W14$ E14 N4 E5 S4 E20 FGR= S6 E23 N18 W23 S12$ N12 E23 N17$.

LAND DESCRIPTION

TOTAL OB/XF 23,700

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	0.00	0.00	3.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	67,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 3.51 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS