LOT 1 SADDLE RIDGE S/D.

ORB 812-932, 828-163, 875-1664,

SMITH CHARLES/SMITH NAKISHA S
4327 SW CR 242
LAKE CITY, FL 32024

2027

21-4S-16-03084-001

BUILDING CHARACTERISTICS

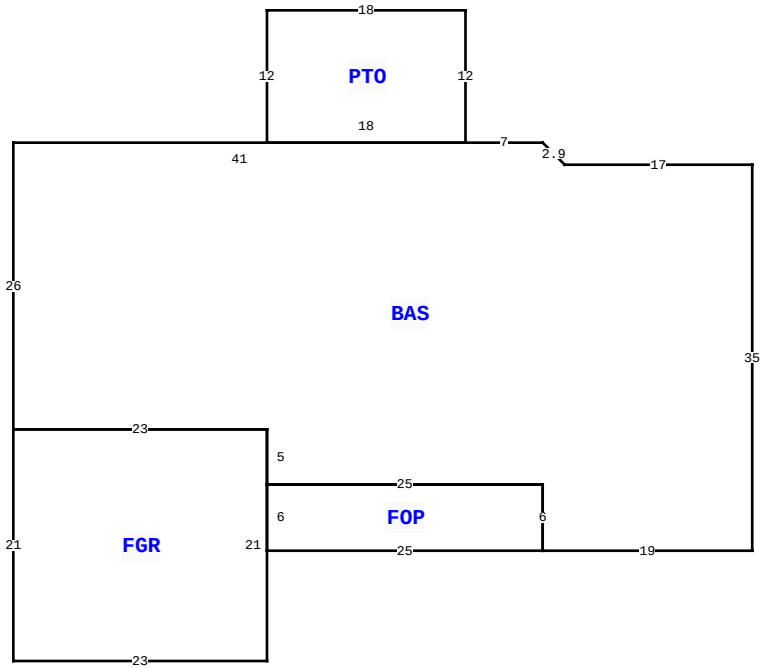
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	193,754
FGR	483	55		266	25,264
FOP	150	30		45	4,274
PTO	216	5		11	1,045
TOTALS	2,889			2,362	224,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	124.1460	136.56	322,555	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2019 Heated Area: 2040 HX Base Yr 2019



4327 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,292.00	UT	1.50	1.50	100	1996	1996	3	100	1,938	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,337
TOTAL MARKET OB/XF VALUE		4,738
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,075
SOH/AGL Deduction		69,261
ASSESSED VALUE		194,814
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,403
TOTAL JUST VALUE		264,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10489	SFR	245	11/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0332	10/05/2018	WD	Q	I	01	179,500
GRANTOR: CHARLES G KEITH II						
GRANTEE: CHARLES & NAKISHA S						
1176/0680	6/29/2009	WD	Q	I	01	122,000
GRANTOR: GREGORY & MAXINE WHIT						
GRANTEE: CHARLES G KEITH II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 U2 L2 W7 PTO= N12 W18 S12 E18$ W41 S26 FGR= S21 E23N21 W23$ E23S5 FOP= S6 E25 N6 W25$ E25 S6E19 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,738

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS