COMM SE COR OF W1/2 OF SE1/4,
RUN N 40 FT TO A PT ON N R/W
CR-242, RUN W 580 FT FOR POB,

MINCHIN JAMES R II
7839 SW CR 242
LAKE CITY, FL 32024

2027

23-4S-15-00376-001

BUILDING CHARACTERISTICS

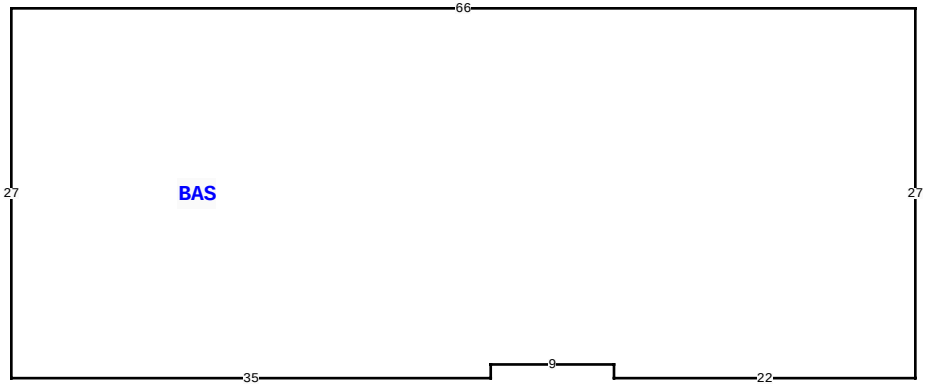
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	105,112
TOTALS	1,773			1,773	105,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,773	115.9000	107.79	191,112	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2002 Heated Area: 1773 HX Base Yr 2002



7839 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,112
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		184,042
SOH/AGL Deduction		96,167
ASSESSED VALUE		87,875
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,464
TOTAL JUST VALUE		184,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,172

SALE:4:1: 1999 DW INCL ORB927-371.
SALE:2:1: 5.01 ACRES
BLDG:1:1: SKYLINE MH:SERIAL # 03610653-ON ORB 837-
SALE:1:1: MARIA DID NOT CONVEY HER INTEREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043278	Electrical Servic	0	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1046	2/25/2020	WD	U	I	30	100
GRANTOR: KATIE A MINCHIN						
GRANTEE: JAMES R MINCHIN II						
0927/0371	5/09/2001	WD	Q	I	01	57,000
GRANTOR: LASALLE NATIONAL BANK						
GRANTEE: JAMES R & KATIE MIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E35 N1 E9 S1 E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 06/10/2025 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS