(AKA PART OF LOT 3 BUIE'S TRACT
COMM SW COR OF SE1/4 OF SW1/4, R
N R/W OF CR-242, E ALONG R/W 530

DUNMORE SEAN T
7021 SW CR 242
LAKE CITY, FL 32024

2027

24-4S-15-00384-021

BUILDING CHARACTERISTICS

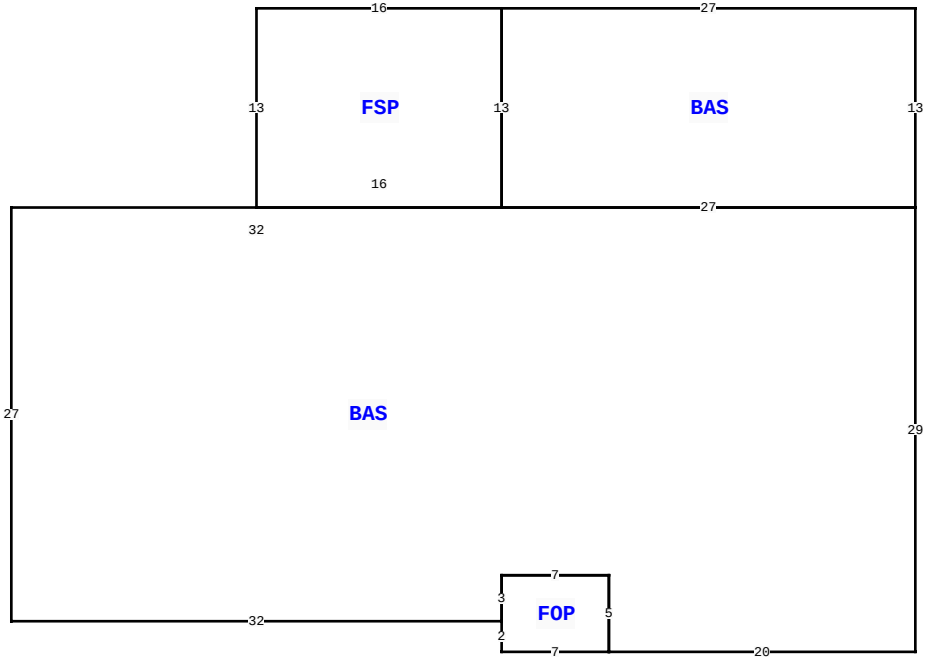
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		24415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	351	100		351	33,602
BAS	1,612	100		1,612	154,320
FOP	35	30		10	958
FSP	208	40		83	7,946
TOTALS	2,206			2,056	196,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	124.3242	136.76	281,179	1977	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 1963 HX Base Yr 2018



7021 SW COUNTY ROAD 242 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,825
TOTAL MARKET OB/XF VALUE	4,008
TOTAL LAND VALUE - MARKET	21,420
TOTAL MARKET VALUE	222,253
SOH/AGL Deduction	72,610
ASSESSED VALUE	149,643
TOTAL EXEMPTION VALUE	HX HB 13 149,643
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	222,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049043	Roof Replacement	16,800	01/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1638	6/12/2017	WD	Q	I	01	179,000
GRANTOR: MARY H THRASHER						
GRANTEE: SEAN T DUNMORE						
0482/0308	1/01/1979	03	Q	I		49,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S27 E32 FOP= S2 E7 N5 W7 S3$ N3 E7 S5 E20 N29 BAS= N13 W27 FSP= W16 S13 E16 N13$ S13 E27$ W27$.

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	1977	1977	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1977	1977	3	100	400	
3	0060	CARPORT F	0	100	24	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,008	
4	0166	CONC,PAVMT	0	100	8	100	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,420							

REVIEW DATE 05/13/2025 BY KS Total Acres: 1.19 Total Land Value: 21,420 Market: 0 Agricultural: 0 Common: 21,420 PRINTED 11/17/2026 BY SYS