(AKA PART OF LOT 13 & PART OF LO
BUIE'S TRACT UNREC).
COMM SW COR OF SE1/4 OF SE1/4, R

COTHRAN SAMUEL W JR
6627 SW CR 242
LAKE CITY, FL 32024

2027

24-4S-15-00384-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

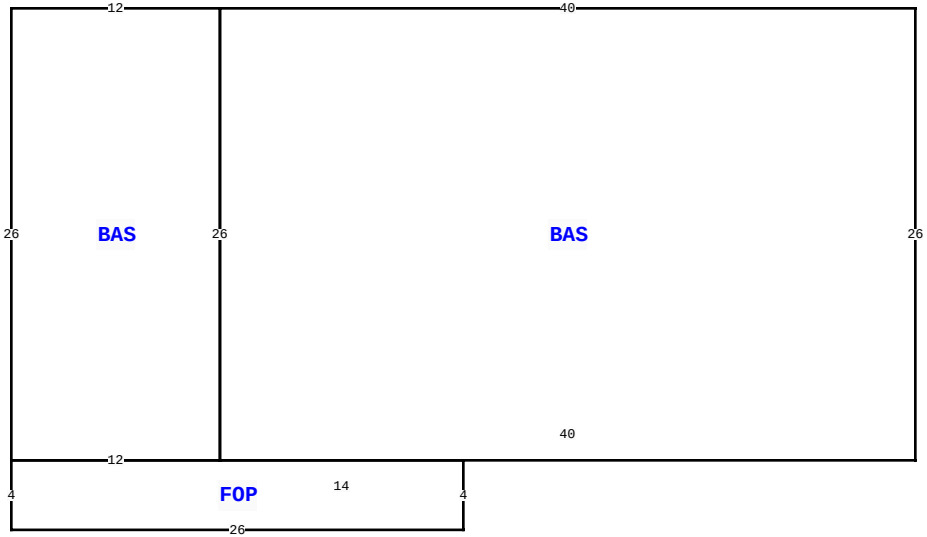
NEIGHBORHOOD/LOC 24415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	24,048
BAS	1,040	100		1,040	80,160
FOP	104	30		31	2,389
TOTALS	1,456			1,383	106,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	107.8000	118.58	163,996	1979	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



6627 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,597
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	128,047
SOH/AGL Deduction	0
ASSESSED VALUE	128,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,047
TOTAL JUST VALUE	128,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0849	9/18/2019	WD	U	I	30	0
GRANTOR: AMBER LAUREN COTHRAN						
GRANTEE: SAM W COTHRAN JR						
1245/0359	11/21/2012	FJ	U	I	18	100
GRANTOR: SAMUEL W COTHRAN JR						
GRANTEE: AMBER LAUREN COTHRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W12 S26 E12 N26$ S26 FOP= W12 S4 E26 N4 W14$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,450

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/13/2025 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS