(AKA PART OF LOT 14 BUIE'S TRACT
COMM SW COR OF SE1/4 OF SE1/4, R
N 37.79 FT FOR POB, CONT N 412.2

ADAMS FREDRICK
6589 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

24-4S-15-00384-031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

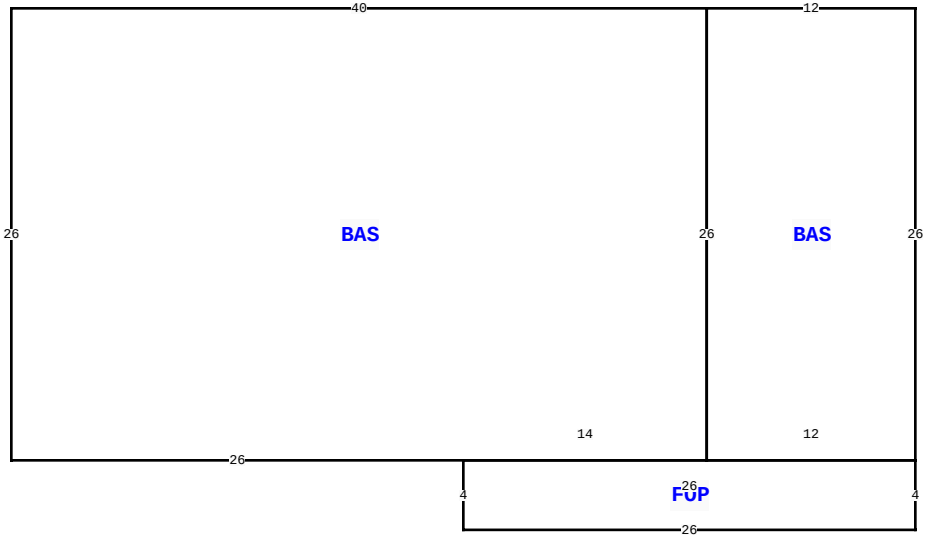
NEIGHBORHOOD/LOC 24415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	17,958
BAS	1,040	100		1,040	59,860
FOP	104	30		31	1,784
TOTALS	1,456			1,383	79,602

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	80.4960	88.55	122,465	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1352 HX Base Yr



6589 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	75	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,602
TOTAL MARKET OB/XF VALUE	75
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	96,777
SOH/AGL Deduction	0
ASSESSED VALUE	96,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,777
TOTAL JUST VALUE	96,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051144	Roof Replacement	4,000	10/17/2024
000050164	Electrical Servic	0	06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2162	12/17/2025	LE	U	I	14	100
GRANTOR: ADAMS FREDRICK						
GRANTEE: ADAMS FREDRICK (EN						
1488/2476	4/21/2023	WD	U	I	37	50,000
GRANTOR: TERRY LUTHER REE						
GRANTEE: ADAMS FREDRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= S4 E26N4 W26$ E14 BAS= E12 N26 W12S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 75

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	0.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	17,100							

REVIEW DATE 05/13/2025 BY KS Total Acres: 0.95 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 11/17/2026 BY SYS