LOT 31 BLOCK C WISE ESTATE S/D

WD 1037-2675, WD 1050-2379, WD 1

MCKENZIE RYAN S/MCKENZIE KRISTINA M
241 SW GARDNER TER
LAKE CITY, FL 32024

2026

24-4S-16-03113-161

BUILDING CHARACTERISTICS

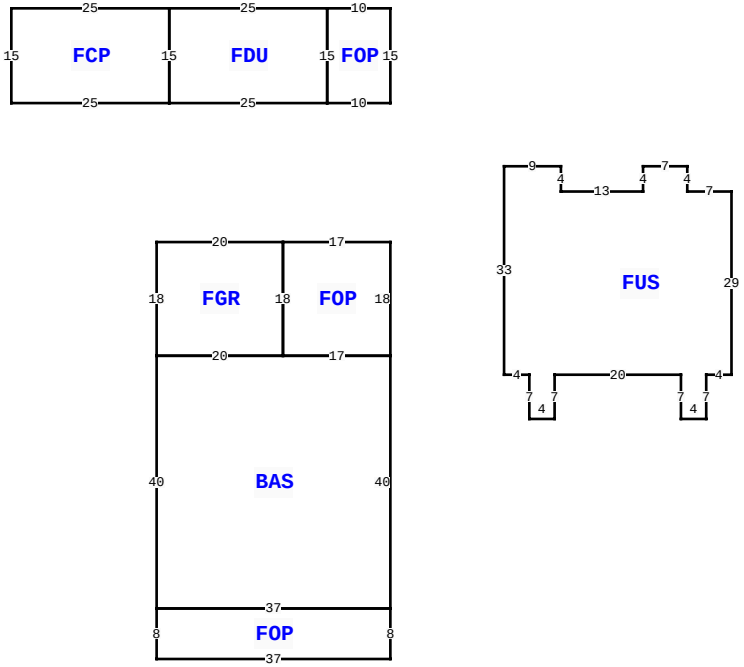
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100		1,480	157,793
FCP	375	25		94	10,022
FDU	375	60		225	23,989
FGR	360	55		198	21,110
FOP	150	30		45	4,798
FOP	296	30		89	9,489
FOP	306	30		92	9,809
FUS	1,164	100		1,164	124,101
TOTALS	4,506			3,387	361,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,387	116.0900	130.02	440,378	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 2644 HX Base Yr 2020



241 SW GARDNER TER, 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	0169	FENCE/WOOD	0	100	0	0	400.00	UT	13.50	13.50	100	2007	2007	3	100	5,400	
2	0280	POOL R/CON	0	100	16	32	562.00	UT	59.50	59.50	100	2007	2007	3	54	18,057	
3	0166	CONC,PAVMT	0	100	0	0	1,780.00	UT	3.00	3.00	100	2007	2007	3	100	5,340	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	361,110
TOTAL MARKET OB/XF VALUE	28,797
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	424,907
SOH/AGL Deduction	123,955
ASSESSED VALUE	300,952
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	249,541
TOTAL JUST VALUE	424,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24873	POOL	200	08/15/2006
24545	SFR	668	05/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2232	4/17/2019	WD	Q	I	01	285,000
GRANTOR: GREGORY & JENNIFER PL						
GRANTEE: RYAN S & KRISTINA M						
1289/1378	2/17/2015	WD	Q	I	01	263,000
GRANTOR: JOHN C & HALEY G BULL						
GRANTEE: GREGORY MORRISON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 FOP= N18 W17 S18 E17$ W17 FGR= N18 W20 S18 E20$ W20 S40 FOP= S8 E37 N8 W37$ E37$ PTR= N30 E50 FUS= N7 E4 N29 W7 N4 W7 S4 W13 N4 W9 S33 E4 S7 E4 N7 E20 S7 E4$ S30 W50$ PTR= N80 FOP= N15 W10 FDU= W25 FCP= W25 S15 E25 N15$ S15 E25 N15$ S15 E10$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 28,797

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/22/2026 BY SYS