BEG SW COR OF NE1/4 OF NW1/4, N FT, S 276.90 FT, W 472 FT TO POB

AUSTIN LAWANDA Y RENTZ/CALLOWAY CHRISTA K
7054 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

25-4S-15-00388-001

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 70
Interior Floo	08	SHT VINYL 30
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	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

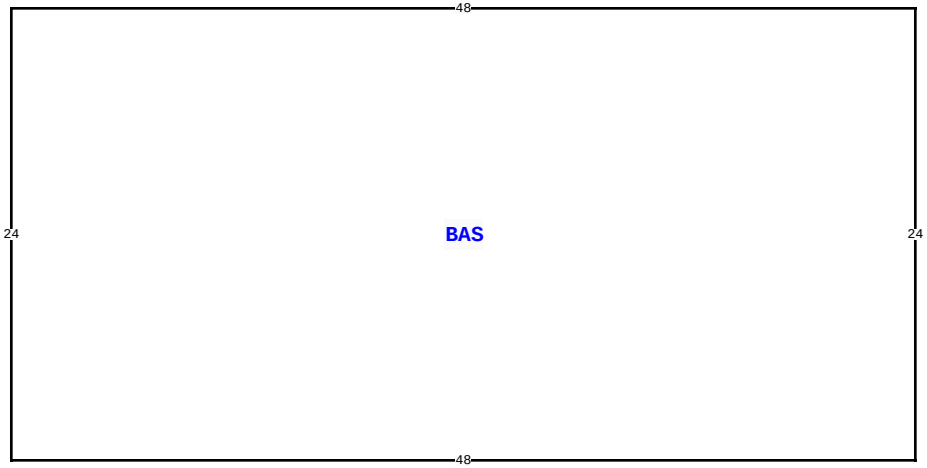
NEIGHBORHOOD/LOC 25415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	25,593
TOTALS	1,152			1,152	25,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	92.5600	55.54	63,982	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1152 HX Base Yr 2026



7054 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,593
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		70,393
SOH/AGL Deduction		0
ASSESSED VALUE		70,393
TOTAL EXEMPTION VALUE	HX HB	45,393
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		70,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35721	M H	438	08/23/2017
26759	SFR	802	02/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/918	4/29/2024	QC	U	I	11	100
GRANTOR: AUSTIN LAWANDA Y RENT						
GRANTEE: AUSTIN LAWANDA Y RE						
1141/2457	1/30/2008	QC	Q	V	01	100
GRANTOR: WALTER J RENTZ						
GRANTEE: LAWANDA Y RENTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	3.00	AC		1.00	1.00	0.90	14,000.00	12,600.00	37,800							

REVIEW DATE 06/04/2025 BY JB Total Acres: 3.00 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 11/17/2026 BY SYS