COMM SE COR OF NE1/4 OF NE1/4, R POB, RUN W 210 FT, N 210 FT, E 2 FT TO POB.

MCGUIRE ELLSWORTH J SR/MCGUIRE HEATHER L
6245 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

25-4S-15-00389-001

BUILDING CHARACTERISTICS

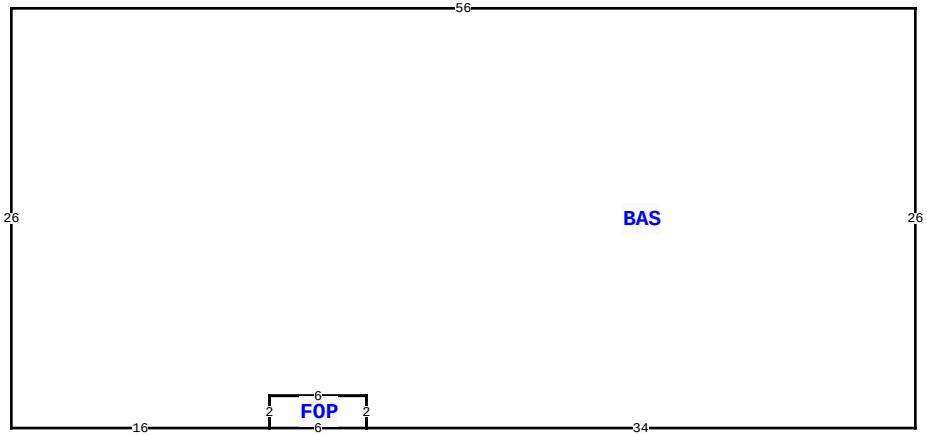
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,444	100		1,444	106,343
FOP	12	30		4	294
TOTALS	1,456			1,448	106,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	103.0000	113.30	164,058	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1444 HX Base Yr



346 SW CHARLES TER, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,638
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,544
TOTAL MARKET VALUE	121,182
SOH/AGL Deduction	0
ASSESSED VALUE	121,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,182
TOTAL JUST VALUE	121,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/2593	7/29/2026	QC	U	I	11	100
GRANTOR: MCGUIRE ELLSWORTH J S						
GRANTEE: MCGUIRE ELLSWORTH J						
1481/1128	12/17/2022	QC	U	I	11	100
GRANTOR: MCGUIRE SHAKAYLA A						
GRANTEE: MCGUIRE ELLSWORTH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E16 FOP= E6 N2 W6 S2$ N2 E6 S2 E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544							

REVIEW DATE 02/23/2026 BY justin Total Acres: 1.01 Total Land Value: 14,544 Market: 0 Agricultural: 0 Common: 14,544 PRINTED 11/17/2026 BY SYS