

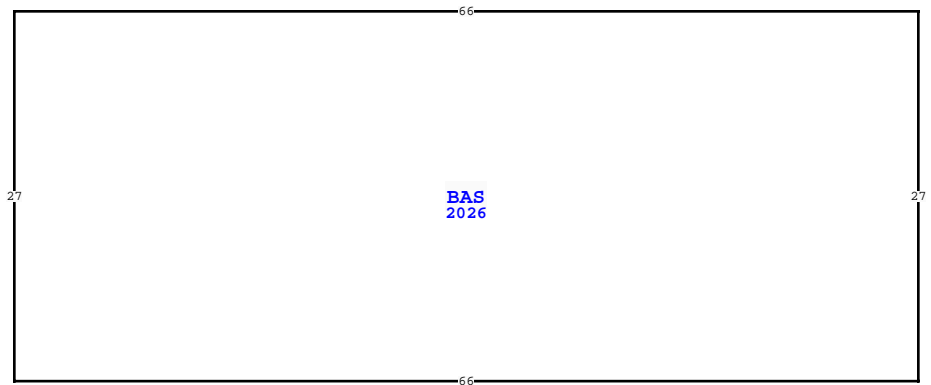
COMM SE COR OF NE1/4 OF NE1/4, W
POB, W 210 FT, N 210 FT, E 210 F
FT TO POB.

MCGUIRE ELLSWORTH J SR/MCGUIRE SHAKAYLA ARIANA
6245 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-15-00389-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Condition Adj	03	03	100
Kitchen Adjus	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
BAS	1,782	100	2026
TOTALS	1,782		1,782

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,782	114.0000	68.40	121,889	1989	2000	0	0	60.00	40.00												
1 MOBILE HME 0% - 2026 Heated Area: 1782 HX Base Yr																							
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			48,756
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			14,544
TOTAL MARKET VALUE			70,700
SOH/AGL Deduction			3,169
ASSESSED VALUE			67,531
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,531
TOTAL JUST VALUE			70,700
NCON VALUE			56,156
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054671	Mobile Home		12/14/2025
000054300	Right-of-Way Acce		10/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,10] S27 E66 N27 W66 \$	

EXTRA FEATURES		344 SW CHARLES TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	400.00
2	9945	Well/Sept	7,000.00

L N	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	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION		TOTAL OB/XF 7,400																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544							

TOTAL OB/XF 7,400	