BEG NW COR, RUN E 325 FT, RUN S
R/W CR-242, N'WLY ALONG R/W 471.
LINE OF SEC, N 368.25 FT TO POB.

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

2027

25-4S-16-03124-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1227 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	41,200
SOH/AGL Deduction	0
ASSESSED VALUE	41,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,200
TOTAL JUST VALUE	41,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1140	8/30/2022	WD	Q	V	01	75,000
GRANTOR: CHERRY CHRISTOPHER A						
GRANTEE: MCKENZIE RYAN						
1417/0540	8/13/2020	WD	Q	V	01	47,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: CHRISTOPHER A & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	4.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,200							

REVIEW DATE 10/13/2022 BY ME Total Acres: 4.12 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 11/17/2026 BY SYS