

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

**2026**

25-4S-16-03124-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																						STANDARD																	
DOR CODE																				0000 VACANT																			
MAP NUM																				06																			
NEIGHBORHOOD/LOC																				25416.00 1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															VALUATION BY 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																			
TOTALS																				1227 SW COUNTY ROAD 242 , LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
EXTRA FEATURES																				BUILDING NOTES																			
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	BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF																													
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	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 05/12/2026 BY SYS																																							