BEG NE COR OF NE1/4 OF NE1/4, FO
670 FT, S 670 FT, E 670 FT, N 67

ALLISON JOHN S/ALLISON TERESA A
7402 SW COUNTY RD 242
LAKE CITY, FL 32024

**2027**

**26-4S-15-00399-001**

## BUILDING CHARACTERISTICS

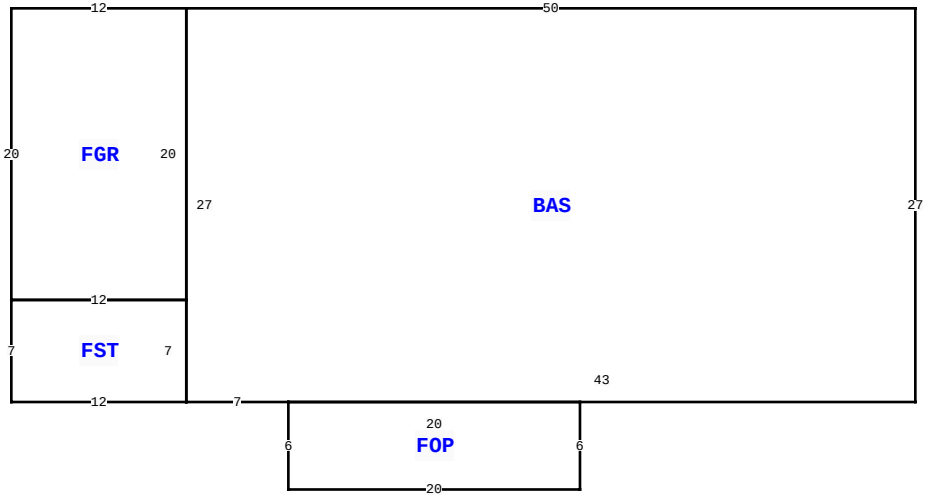
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,350 | 100 | | 1,350 | 116,102 |
| FGR | 240 | 55 | | 132 | 11,352 |
| FOP | 120 | 30 | | 36 | 3,096 |
| FST | 84 | 55 | | 46 | 3,956 |
| TOTALS | 1,794 | | | 1,564 | 134,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,564 | 120.2850 | 132.31 | 206,933 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1350 HX Base Yr




7402 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 10 | 100 | 10,000.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 20,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,506 |
| TOTAL MARKET OB/XF VALUE | | 22,200 |
| TOTAL LAND VALUE - MARKET | | 113,520 |
| TOTAL MARKET VALUE | | 170,316 |
| SOH/AGL Deduction | | 62,270 |
| ASSESSED VALUE | | 108,046 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 56,635 |
| TOTAL JUST VALUE | | 270,226 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,676 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049696 | Roof Replacement | 8,400 | 04/30/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1544/2312 | 7/15/2025 | LE | U | I | 14 | 100 |

GRANTOR: ALLISON JOHN S

GRANTEE: ALLISON JOHN S (ENH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 FGR= W12 S20 FST= S7 E12 N7 W12$ E12 N20 $ S27 E7
FOP= S6 E20 N6 W20 $ E43 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 22,200

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.32 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,610 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.32 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 102,520 | | | | | | | |

REVIEW DATE 10/14/2025 BY JB Total Acres: 10.32 Total Land Value: 13,610 Market: 102,520 Agricultural: 2,610 Common: 11,000 PRINTED 11/17/2026 BY SYS