LOT 1 BLOCK A LANGTREE S/D.

ORB 832-2204, 932-299,

ROTH LARRY/ROTH MELINDA
7656 SW CR 242
LAKE CITY, FL 32024

2027

26-4S-15-00401-101

BUILDING CHARACTERISTICS

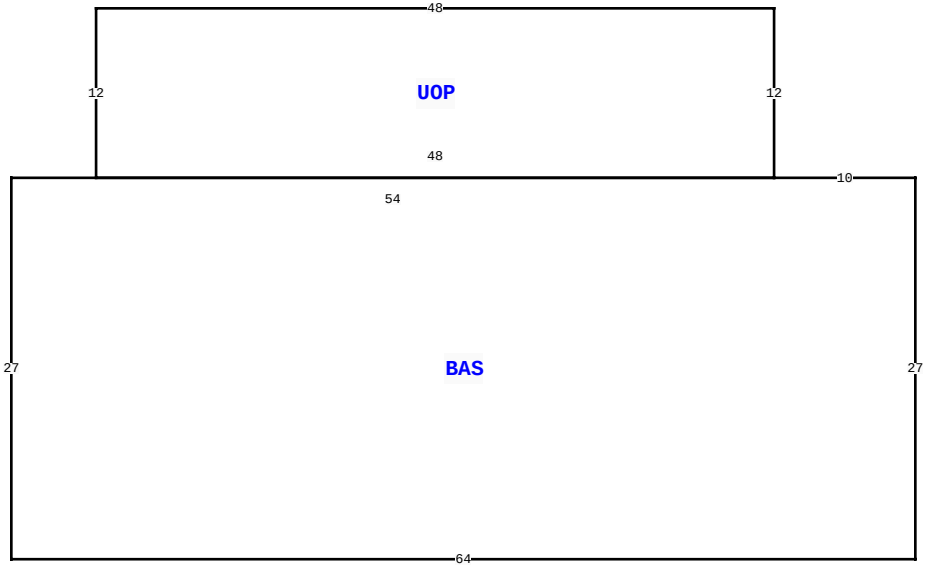
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	45,163
UOP	576	25		144	3,764
TOTALS	2,304			1,872	48,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	108.9000	65.34	122,316	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1728 HX Base Yr 2005



7656 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,926
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	123,926
SOH/AGL Deduction	59,729
ASSESSED VALUE	64,197
TOTAL EXEMPTION VALUE	HX HB 13 64,197
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	123,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14228	M H	125	07/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/1889	3/31/2004	WD	Q	I	04	100
GRANTOR: TERRY KELLY						
GRANTEE: CHARLES B BROWN III						
1011/1890	3/26/2004	WD	Q	I		63,200
GRANTOR: CHARLES B BROWN III						
GRANTEE: LARRY & MELINDA ROT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N12 W48 S12 E48$ W54 S27 E64 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/14/2025 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS