LOT 1 BLK B TIMUCUAN CROSSING S/
839-1447, 857-2105, WD 1010-2488

VICTORES DANIEL/VICTORES MARY
2550 SW COUNTY RD 242
LAKE CITY, FL 32024

2027

27-4S-16-03208-121

BUILDING CHARACTERISTICS

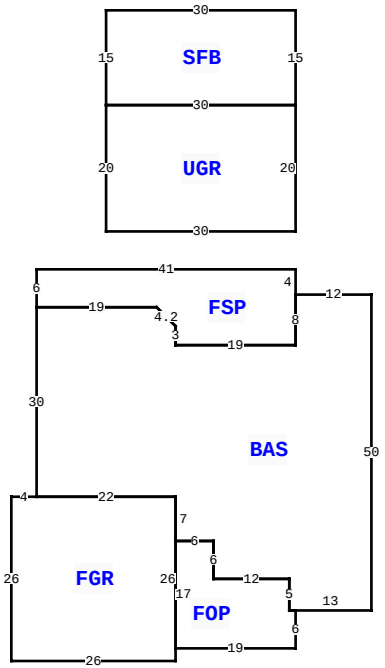
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100		1,928	201,921
FGR	676	55		372	38,959
FOP	240	30		72	7,540
FSP	365	40		146	15,290
SFB	450	80		360	37,703
UGR	600	45		270	28,278
TOTALS	4,259			3,148	329,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,148	109.4400	120.38	378,956	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2012 Heated Area: 2378 HX Base Yr 2012



2550 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	329,692
TOTAL MARKET OB/XF VALUE	7,654
TOTAL LAND VALUE - MARKET	64,440
TOTAL MARKET VALUE	401,786
SOH/AGL Deduction	203,504
ASSESSED VALUE	198,282
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	146,871
TOTAL JUST VALUE	401,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,784

SALE:1:1: 5.37 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051833	Roof Replacement	6,495	12/16/2024
30135	SFR	907	05/03/2012
25902	GARAGE	205	06/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/1016	2/23/2006	WD	Q	V		97,000
GRANTOR: MICHAEL G AND TAMMY S						
GRANTEE: DANIEL AND MARY VIC						
1010/2488	3/25/2004	WD	Q	V		43,000
GRANTOR: LIBBY AUSGOOD						
GRANTEE: MICHAEL G & TAMMY S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N4 W41 S6 E19 D3 R3 S3 E19 N8$ BAS= S8 W19 N3 L3 U3 W19 S30 FGR= W4 S26 E26 N26 W22$ E22 S7 FOP= S17 E19 N6 W1 N5 W12 N6 W6 $ E6 S6 E12 S5 E13 N50 W12$ PTR= N30 SFB= N15 W30 S15 E30 $ UGR= W30 S20 E30 N20 $ S30$.

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	0166	CONC,PAVMT	0	100	12	30	360.00	UT	3.00	3.00	100	2007	2007	3	100	1,080	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,087.00	UT	2.00	2.00	100	2012	2012	3	100	2,174	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,654

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	5.37	AC		1.00	1.00	1.00	12,000.00	12,000.00	64,440							

REVIEW DATE 01/13/2025 BY JS Total Acres: 5.37 Total Land Value: 64,440 Market: 0 Agricultural: 0 Common: 64,440 PRINTED 11/17/2026 BY SYS