COMM INTERS OF S R/W CR-242 & W
NE1/4, RUN E ALONG R/W 561.66 FT
105 FT, S 636.42 FT, E 666.30 FT

NORRIS FREDERICK/NORRIS JEFFREY WADE
PO BOX 2202
LAKE CITY, FL 32056

2027

28-4S-16-03220-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

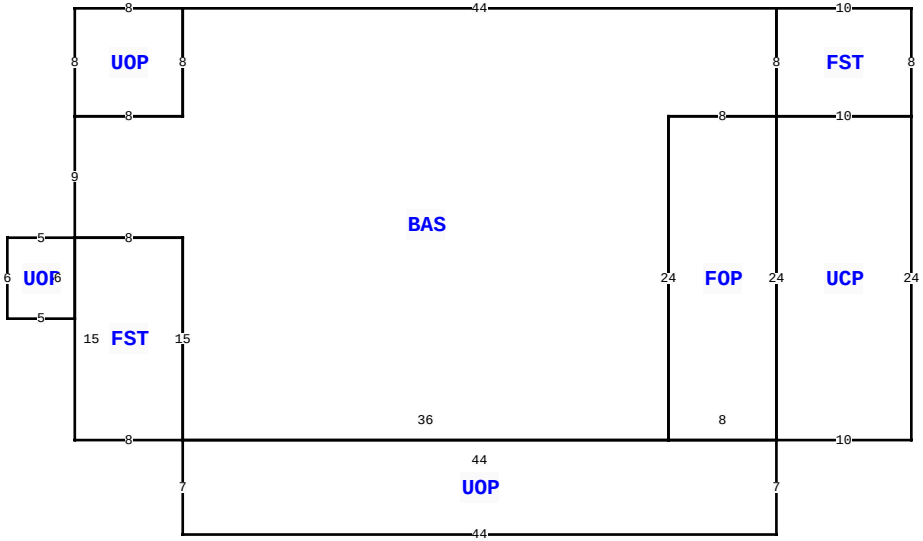
NEIGHBORHOOD/LOC 28416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	76,654
FOP	192	30		58	3,452
FST	80	55		44	2,619
FST	120	55		66	3,928
UCP	240	20		48	2,857
UOP	30	20		6	357
UOP	64	20		13	774
UOP	308	20		62	3,690
TOTALS	2,322			1,585	94,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	83.2372	91.56	145,123	1940	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1288 HX Base Yr



3676 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/04/2026 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	0021	BARN,FR AE	0	0	16	16	256.00	UT	11.00	11.00	50	0	0	3	50	1,408	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,330
TOTAL MARKET OB/XF VALUE	3,708
TOTAL LAND VALUE - MARKET	104,320
TOTAL MARKET VALUE	109,718
SOH/AGL Deduction	0
ASSESSED VALUE	109,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,718
TOTAL JUST VALUE	202,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045507	Roof Replacement	10,560	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2317	10/31/2024	WD	Q	I	01	195,000
GRANTOR: DAVIS SANDRA K						
GRANTEE: NORRIS FREDERICK						
1304/1384	11/12/2015	WD	Q	I	01	157,000
GRANTOR: JESSE D HART/FRYE						
GRANTEE: SANDRA K DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= W8 S8 E8 N8$ S8 W8 S9 UOP= W5 S6 E5 N6$ FST= S15 E8 N15 W8$ E8 S15 UOP= S7 E44 N7 W44$ E36 FOP= E8 N24 W8 S24$ N24 E8 UCP= S24 E10 N24 W10$ FST= E10 N8 W10 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,708

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	0		A-1	0.00	0.00	1.30	AC		1.00	0.80	0.80	8,000.00	6,400.00	8,320							
2	6200	A	PASTURE 3	0					12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
3	9910	M	MKT.VAL.AG	0					12.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	96,000							

REVIEW DATE 11/18/2024 BY TP Total Acres: 13.30 Total Land Value: 11,680 Market: 96,000 Agricultural: 3,360 Common: 8,320 PRINTED 11/17/2026 BY SYS