BEG INTERS W LINE OF NW1/4 OF NE
CR-242, RUN E 561.09 FT, S 466.2
FT, N 46.46 FT, E 245.27 FT, N 1

HARTZOG GAIL C
3726 SW COUNTY ROAD 242
LAKE CITY, FL 32024-4562

2027

28-4S-16-03220-010

BUILDING CHARACTERISTICS

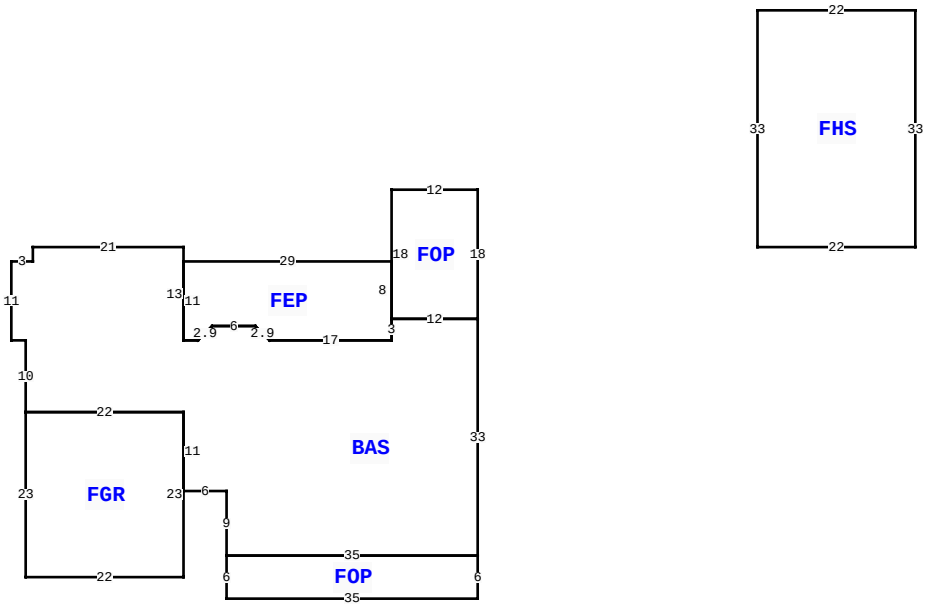
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	1,754	100		1,754	185,039
FEP	303	80		242	25,530
FGR	506	55		278	29,328
FHS	726	60		436	45,996
FOP	210	30		63	6,646
FOP	216	30		65	6,857
TOTALS	3,715			2,838	299,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,838	122.9552	135.25	383,840	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2017 Heated Area: 2480 HX Base Yr 2017



3726 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	299,395
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	56,360
TOTAL MARKET VALUE	331,875
SOH/AGL Deduction	83,552
ASSESSED VALUE	248,323
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	191,912
TOTAL JUST VALUE	374,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053075	Roof Replacement	19,320	05/12/2025
000042161	Electrical Servic	0	06/17/2021
34536	ADDN SFR	145	10/05/2016
20052	SFR	387	10/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/2469	1/13/2026	LE	U	I	14	100
GRANTOR: HARTZOG GAIL C (ENH L						
GRANTEE: CAMPBELL ALLISON AN						
1293/2463	4/24/2015	WD	U	I	18	198,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JERRY R & GAIL C HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S2W3 S11 E2 S10 FGR= S23 E22 N23 W22$ E22 S11 E6 S9 FOP= S6 E35 N6 W35$ E35 N33 FOP= N18 W12 S18 E12$ W12 FEP= N8 W29 S11 E2 R2 U2 E6 D2 R2 E17 N3$ S3 W17 L2 U2 W6 D2 L2 W2 N13 $ PTR= E80 FHS= E22 N33 W22 S33$ W80$.

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	0	0	3,800.00	UT	2.00	2.00	100	2003	2003	3	100	7,600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,360							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 5.03 Total Land Value: 13,480 Market: 44,000 Agricultural: 1,120 Common: 12,360 PRINTED 11/17/2026 BY SYS