COMM INTERS S R/W CR-242 & E
LINE NE1/4 OF NE1/4, RUN W
ALONG R/W 211 FT FOR POB, CONT

RUTLEDGE ROY DAVID JR/RUTLEDGE LOIS YVONNE
3394 SW CR 242
LAKE CITY, FL 32024

2026

28-4S-16-03226-000

BUILDING CHARACTERISTICS

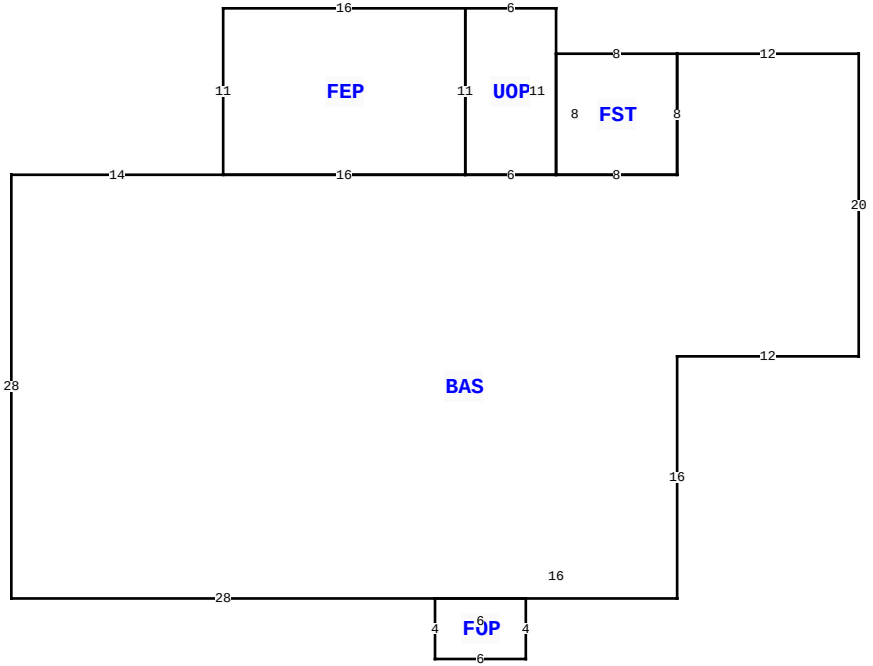
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	1,472	100		1,472	131,809
FEP	176	80		141	12,626
FOP	24	30		7	627
FST	64	55		35	3,134
UOP	66	20		13	1,164
TOTALS	1,802			1,668	149,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	123.0000	137.76	229,784	1967	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1472 HX Base Yr 2010



3394 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0210	GARAGE U	0	100	24	34	816.00	UT	16.00	16.00	50	2014	2014	3	50	6,528	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,360
TOTAL MARKET OB/XF VALUE	12,528
TOTAL LAND VALUE - MARKET	24,160
TOTAL MARKET VALUE	186,048
SOH/AGL Deduction	67,439
ASSESSED VALUE	118,609
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,198
TOTAL JUST VALUE	186,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,538

PRMT:1:1: UTILITY POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7596	PUMP/UTPOL	25	09/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/1713	5/30/2006	WD	Q	I		130,000
GRANTOR: HURLEY ENTERPRISES IN						
GRANTEE: ROY & LOIS RUTLEDGE						
1034/2421	12/27/2004	WD	Q	I		150,000
GRANTOR: CHARLES HAWKINS						
GRANTEE: HURLEY ENTERPRISES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S28 E28 FOP= S4 E6 N4 W6$ E16 N16 E12 N20 W12 FST= W8 S8 E8 N8$ S8 W8 UOP= N11 W6 S11E6$ W6 FEP= N11 W16 S11 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 12,528

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	1.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,160							

REVIEW DATE 07/15/2019 BY BC Total Acres: 1.51 Total Land Value: 24,160 Market: 0 Agricultural: 0 Common: 24,160 PRINTED 06/23/2026 BY SYS