COMM AT SW COR OF NW1/4 OF NW 1/
RUN N 647.24 FT FOR POB CONT N 6
TO S R/W OF C R 242, E ALONG R/W

PLACZKOWSKI JOHN JOSEPH JR/PLACZKOWSKI MICHELLE D
4280 SW COUNTY RD 242
LAKE CITY, FL 32024

2027

28-4S-16-03234-008

BUILDING CHARACTERISTICS

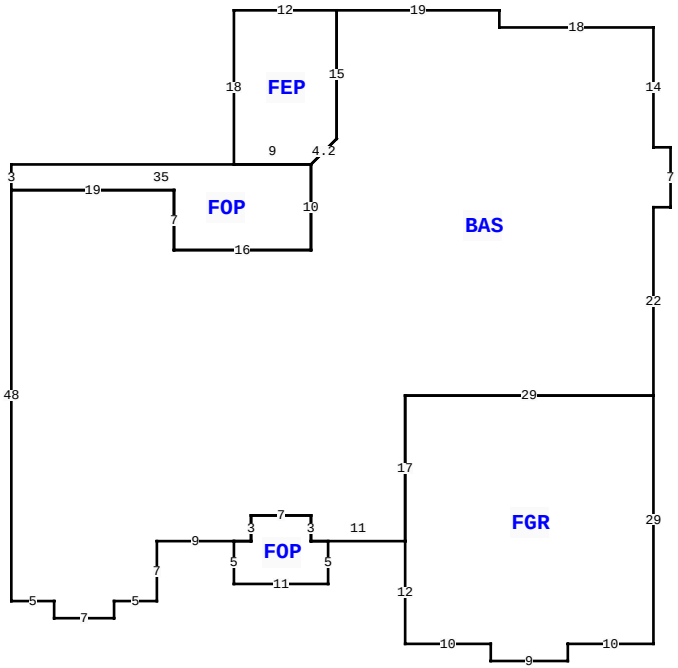
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07
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	3,351	100		3,351	334,794
FEP	212	80		170	16,984
FGR	859	55		472	47,157
FHS	600	60		360	35,967
FOP	76	30		23	2,298
FOP	217	30		65	6,494
TOTALS	5,315			4,441	443,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,441	125.3672	137.90	612,414	2006	2006	0	0	0	27.55	72.45

1 SINGLE FAM 100% - 2021 Heated Area: 3951 HX Base Yr 2021



4280 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	443,694
TOTAL MARKET OB/XF VALUE	33,669
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	537,483
SOH/AGL Deduction	113,393
ASSESSED VALUE	424,090
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	372,679
TOTAL JUST VALUE	537,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043439	Roof Replacement	33,800	12/22/2021
23097	SFR	977	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1931	10/17/2019	WD	Q	I	01	450,000
GRANTOR: BARBARO & RIDETTA LAR						
GRANTEE: JOHN JOSEPH JR & MI						
1350/2586	12/22/2017	WD	Q	I	01	460,000
GRANTOR: WILLIAM STANLEY & MAR						
GRANTEE: BARBARO & RIDETTA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N2 W19 FEP= W12 S18 E9 R3 U3 N15$ S15 D3 L3 FOP= W35 S3 E19 S7 E16 N10$ S10 W16 N7 W19 S48 E5 S2 E7 N2E5 N7 E9 FOP= S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 FGR= S12 E10 S2 E9 N2 E10 N29 W29 S17$ N17 E29 N22 E2 N7W2 N14$ FHS= 600$.

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	4,769.00	UT	2.50	2.50	50	2006	2006	3	50	5,961	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	12.00	12.00	80	2006	2006	3	80	11,520	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	2,400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0031	BARN,MT AE	0	100	32	42	1,344.00	UT	11.00	11.00	75	2014	2014	3	75	11,088	

LAND DESCRIPTION

TOTAL OB/XF 33,669

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 05/02/2022 BY JS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS