COMM AT NE COR OF SEC, RUN W 207
FT TO S R/W OF CR-242, W ALONG R
POB, RUN SOUTH 417.36 FT, W 43.7

MCGUIRE ELLSWORTH J
6365 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

30-4S-16-03239-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	121,220
TOTAL MARKET VALUE	29,713
SOH/AGL Deduction	0
ASSESSED VALUE	29,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,713
TOTAL JUST VALUE	125,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2388	6/28/2022	WD	U	V	11	100
GRANTOR: RENTZ HERMAN						
GRANTEE: MCGUIRE ELLSWORTH J						
1434/796	4/05/2021	WD	U	V	30	100
GRANTOR: MCGUIRE SHARON NICOLE						
GRANTEE: MCGUIRE ELLSOWRTH J						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	370.00	370.00	1,484							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 06/10/2025 BY KS Total Acres: 11.02 Total Land Value: 25,713 Market: 99,220 Agricultural: 3,713 Common: 22,000 PRINTED 11/16/2026 BY SYS