

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

2026

30-4S-16-03239-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 700 ASSESSED VALUE 29,013 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,013 TOTAL JUST VALUE 125,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 108,690																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1469/2388</td> <td>6/28/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1469/2388	6/28/2022	WD	U	V	11	100
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			05/06/2026		MLU																																						
TOTALS																																											
EXTRA FEATURES																																											
L N	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	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																												
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																																											