

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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 121,220 <b>TOTAL MARKET VALUE</b> 29,713 SOH/AGL Deduction 700 <b>ASSESSED VALUE</b> 29,013 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 29,013 <b>TOTAL JUST VALUE</b> 125,220 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 108,690																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <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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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
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	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																											
<b>LAND DESCRIPTION</b>																																											
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																										
<b>REVIEW DATE</b> 06/10/2025 <b>BY</b> ks																																											
Total Acres: 11.02					Total Land Value: 25,713					Market: 99,220					Agricultural: 3,713					Common: 22,000																							
<b>PRINTED 06/22/2026 BY SYS</b>																																											