

COMM AT THE NE COR RUN WEST 773.
S R/W OF 242 ALSO BEING THE POB.
FT, W 254.74 FT, N 1283.03 FT TO

RENTZ FESS SR
5370 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03240-000


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 0 TOTAL LAND VALUE - MARKET 90,000 TOTAL MARKET VALUE 90,000 SOH/AGL Deduction 32,021 ASSESSED VALUE 57,979 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 57,979 TOTAL JUST VALUE 90,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 71,250											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 											
																				BUILDING NOTES 											
																				BUILDING DIMENSIONS 											
TOTALS DOR CODE 0000 VACANT 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 										BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE																					
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															
																	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														
																	TOTAL OB/XF 0														
1	0000	C	VAC RES	0		A-1	0.00	0.00	7.50	AC	1.00	1.00	1.00	12,000.00	12,000.00	90,000															
REVIEW DATE 05/06/2026 BY MLU Total Acres: 7.50 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 05/08/2026 BY SYS																															