E 330 FT OF W 396 FT OF NE1/4 OF IN ORB 1303-7.

RENTZ GAIL YVONNE/RENTZ WARREN
5538 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

30-4S-16-03242-000

BUILDING CHARACTERISTICS

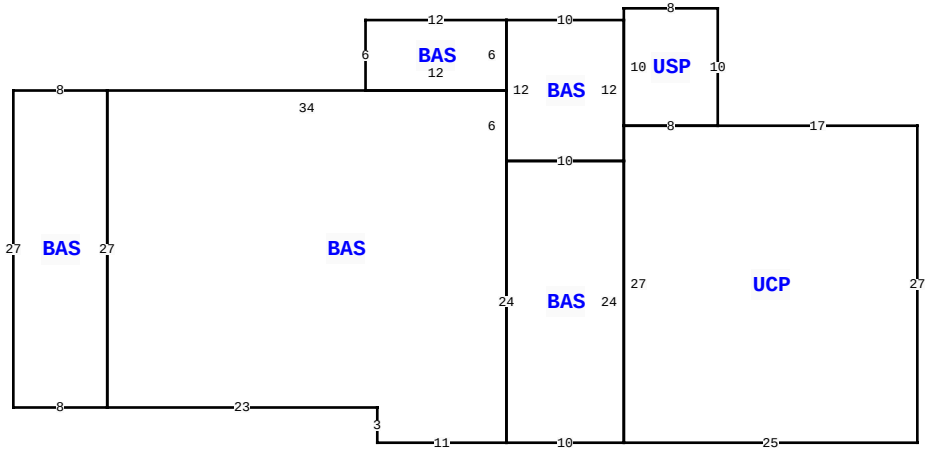
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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
BAS	72	100		72	2,875
BAS	120	100		120	4,791
BAS	216	100		216	8,624
BAS	240	100		240	9,582
BAS	951	100		951	37,968
UCP	675	20		135	5,390
USP	80	35		28	1,118
TOTALS	2,354			1,762	70,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,762	80.6501	88.72	156,325	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 17% - 2024 Heated Area: 1599 HX Base Yr 2024



5538 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	17	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	17	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0252	LEAN-TO W/	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0070	CARPORT UF	0	17	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
7	0070	CARPORT UF	0	17	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,346
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		93,000
TOTAL MARKET VALUE		171,846
SOH/AGL Deduction		0
ASSESSED VALUE		171,846
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		146,846
TOTAL JUST VALUE		171,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30478	M H	0	09/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1847	4/15/2025	LE	U	I	14	100
GRANTOR: RENTZ GAIL YVONNE (EN						
GRANTEE: MERRICK SATONYA (RM						
1443/906	7/23/2021	PB	U	I	18	0
GRANTOR: RENTZ WARREN N						
GRANTEE: RENTZ GAIL YVONNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= W8 S27 E8 N27$ S27 E23 S3 E11 BAS= E10 UCP= E25 N27 W17 USP= N10 W8 S10 E8$ W8 S27$ N24 W10 S24$ N24 BAS= E10 N12 W10 BAS= W12 S6 E12 N6 $ S12$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	17		A-1	0.00	0.00	7.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	93,000							

REVIEW DATE 06/10/2025 BY KS Total Acres: 7.75 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 11/17/2026 BY SYS