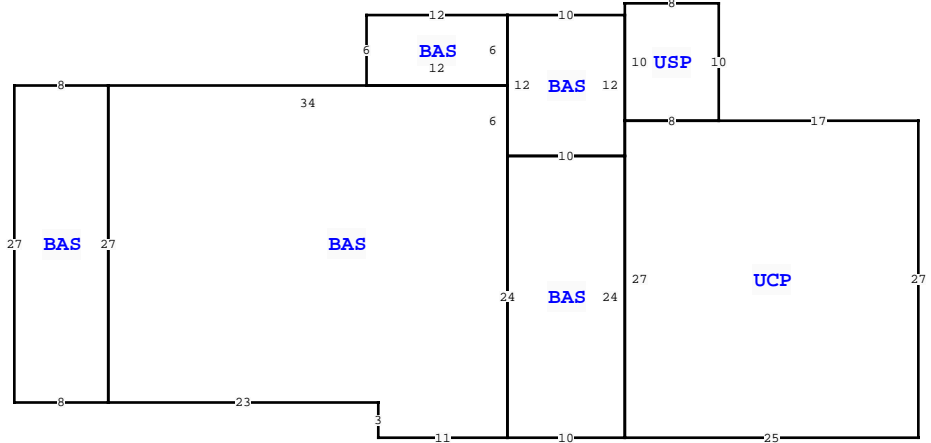




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

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	90.33	159,161	1950	1950		0	0	20	35.00	45.00		
1 SINGLE FAM			17% - 2024		Heated Area: 1599				HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	71,622			
TOTAL MARKET OB/XF VALUE	8,500			
TOTAL LAND VALUE - MARKET	93,000			
TOTAL MARKET VALUE	173,122			
SOH/AGL Deduction	0			
ASSESSED VALUE	173,122			
TOTAL EXEMPTION VALUE	HA HAB 25,000			
BASE TAXABLE VALUE	148,122			
TOTAL JUST VALUE	173,122			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	185,630			

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	2,927
BAS	120	100		120	4,878
BAS	216	100		216	8,780
BAS	240	100		240	9,756
BAS	951	100		951	38,657
UCP	675	20		135	5,488
USP	80	35		28	1,138
TOTALS	2,354			1,762	71,622

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						

5538 SW COUNTY ROAD 242 , LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/06/2026 MLU

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	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	

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										
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	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							