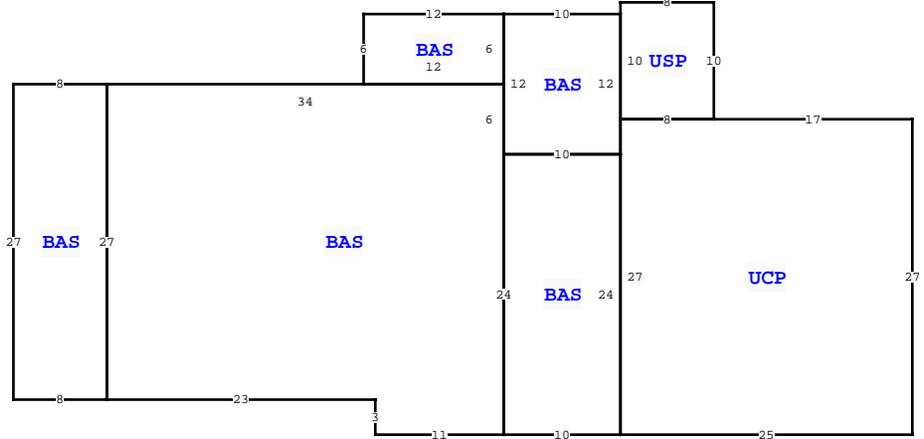




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 80
Roof Cover	03 COMP SHNGL 20
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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
Quality	03 03
DOR CODE	0100 SINGLE FAMILY

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	91.94	161,998	1950	1950	0	0	20	35.00	45.00	
1 SINGLE FAM 17% - 2024 Heated Area: 1599 HX Base Yr 2024													



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	2,979
BAS	120	100		120	4,965
BAS	216	100		216	8,937
BAS	240	100		240	9,930
BAS	951	100		951	39,346
UCP	675	20		135	5,585
USP	80	35		28	1,158
TOTALS	2,354			1,762	72,899

5538 SW COUNTY ROAD 242, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE	72,899		
TOTAL MARKET OB/XF VALUE	8,500		
TOTAL LAND VALUE - MARKET	93,000		
TOTAL MARKET VALUE	174,399		
SOH/AGL Deduction	0		
ASSESSED VALUE	174,399		
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE	149,399		
TOTAL JUST VALUE	174,399		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	185,630		

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\$.	

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	

TOTAL OB/XF 8,500

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							