BEG NW COR OF E1/2 OF E1/2 OF NE
RUN W 210 FT, S 1050 FT, E 210 F
TO POB.

RENTZ AUGUSTA
5370 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

30-4S-16-03242-001

BUILDING CHARACTERISTICS

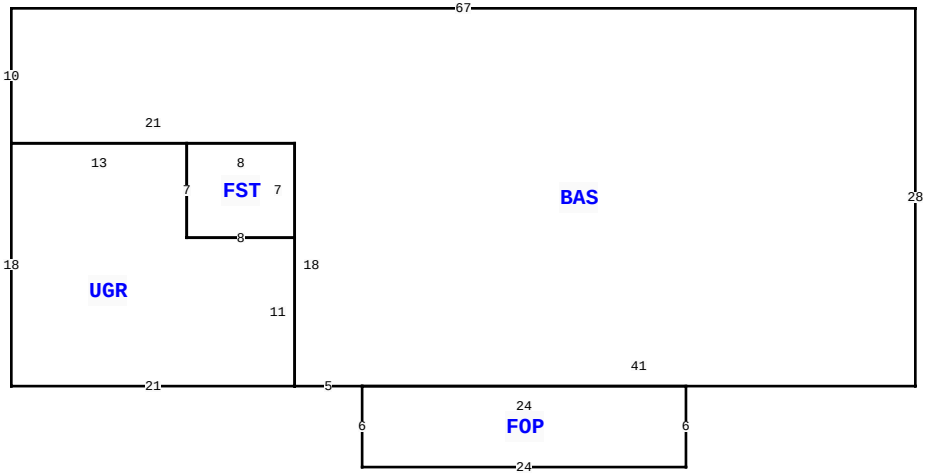
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,498	100		1,498	117,039
FOP	144	30		43	3,360
FST	56	55		31	2,422
UGR	322	45		145	11,329
TOTALS	2,020			1,717	134,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	109.2700	120.20	206,383	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1498 HX Base Yr



5370 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,149
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		63,310
TOTAL MARKET VALUE		198,459
SOH/AGL Deduction		90,780
ASSESSED VALUE		107,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,268
TOTAL JUST VALUE		198,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046178	Roof Replacement	17,719	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S10 UGR= S18 E21 N11 FST= N7 W8 S7 E8$ W8 N7 W13$ E21 S 18 E5 FOP= S6 E24 N6 W24$ E41 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	100		A-1	0.00	0.00	4.87	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,310							

REVIEW DATE 06/10/2025 BY KS Total Acres: 4.87 Total Land Value: 63,310 Market: 0 Agricultural: 0 Common: 63,310 PRINTED 11/17/2026 BY SYS