COMM AT NW COR OF NE1/4 OF NW1/4
TO S R/W OF CR-242, E 688.08 FT
1280.88 FT, E 745.46 FT, N 1075.

WILLIAMS COREY/WILLIAMS RANDI
5976 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

30-4S-16-03244-000

BUILDING CHARACTERISTICS

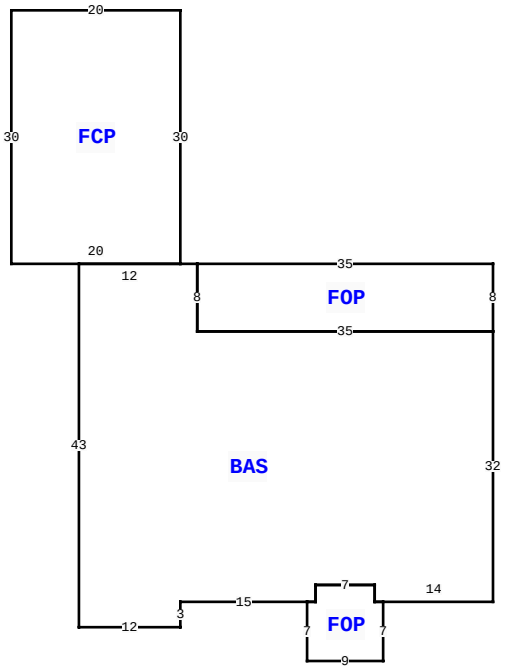
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,702	100		1,702	228,447
FCP	600	25		150	20,134
FOP	77	30		23	3,087
FOP	280	30		84	11,274
TOTALS	2,659			1,959	262,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,959	129.8088	142.79	279,726	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1702 HX Base Yr 2021



6028 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	520.00	UT	2.25	2.25	100	2020	2020	3	100	1,170	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,942
TOTAL MARKET OB/XF VALUE		1,670
TOTAL LAND VALUE - MARKET		173,230
TOTAL MARKET VALUE		281,736
SOH/AGL Deduction		59,762
ASSESSED VALUE		221,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,563
TOTAL JUST VALUE		437,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39983	SFR	0	06/19/2020
37803	SFR	641	02/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0074	11/22/2019	WD	U	V	30	55,700
GRANTOR: COREY & RANDI WILLIAM						
GRANTEE: COREY & RANDI WILLI						
1363/0383	6/21/2018	WD	Q	V	01	170,000
GRANTOR: NAAMAN FRANKLIN FAILE						
GRANTEE: COREY & RANDI WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W35 S8 E35$ BAS= W35 N8 W2 FCP= N30 W20 S30 E20$ W12 S43 E12 N3 E15 FOP= S7 E9 N7 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,670

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	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.38	AC		1.00	1.00	1.00	445.00	445.00	8,624							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.38	AC		1.00	1.00	1.00	8,500.00	8,500.00	164,730							

REVIEW DATE 06/10/2025 BY KS Total Acres: 20.38 Total Land Value: 17,124 Market: 164,730 Agricultural: 8,624 Common: 8,500 PRINTED 11/17/2026 BY SYS