

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.

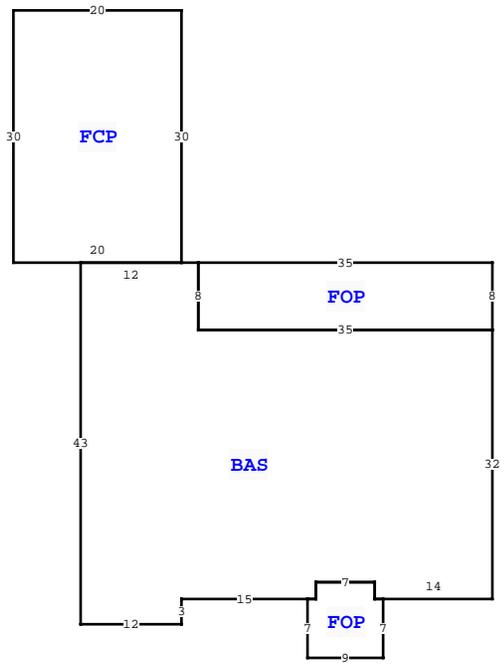
WILLIAMS COREY/WILLIAMS RANDI
5976 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03244-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	32	HARDIE BRD	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,702	100	
FCP	600	25	
FOP	77	30	
FOP	280	30	
TOTALS	2,659		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2021		Heated Area: 1702		HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			272,499
TOTAL MARKET OB/XF VALUE			1,670
TOTAL LAND VALUE - MARKET			173,230
TOTAL MARKET VALUE			291,293
SOH/AGL Deduction			75,533
ASSESSED VALUE			215,760
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			164,349
TOTAL JUST VALUE			447,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,908

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						

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
1	0166	CONC, PAVMT	0	100	0	0		520.00	UT 2.25	100	2020	2020
2	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	1993	1993

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/07/2026	
LAND DATE		MLU	
AG DATE			

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								