COMM NW COR OF NE1/4 OF NW1/4, S
POB, E 304.94 FT, S 20 DEG W 202
FT W BOUNDREY LINE, N 190.23 FT

MOWRY MICHAEL ALAN/MOWRY BARBARA ARLT
6028 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

30-4S-16-03245-000

BUILDING CHARACTERISTICS

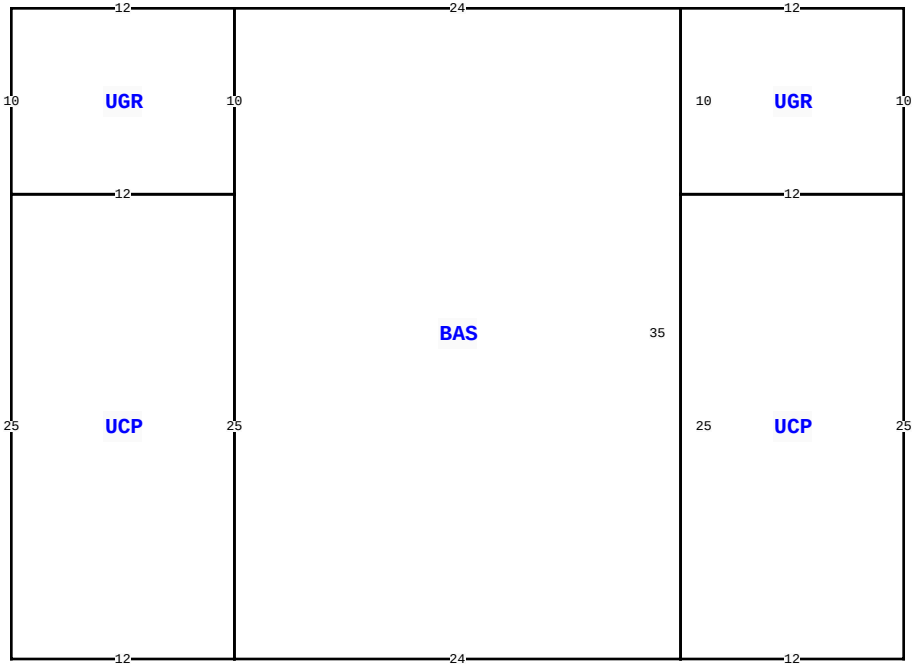
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	840	100		840	68,922
UCP	300	20		60	4,923
UCP	300	20		60	4,923
UGR	120	45		54	4,431
UGR	120	45		54	4,431
TOTALS	1,680			1,068	87,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,068	112.2000	87.52	93,471	2020	2020	0	0	0	6.25	93.75

1 SFR/BARNDO 100% - 2026 Heated Area: 840 HX Base Yr 2026



6028 SW COUNTY ROAD 242, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE: 05/08/2026 MLU

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	0030	BARN,MT	0	100	24	30	1.00	UT	13,600.00	13,600.00	100	2024	2023		100	13,600	
2	0166	CONC,PAVMT	0	100	0	0	2,742.00	UT	5.00	5.00	100	2024	2023		100	13,710	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,629
TOTAL MARKET OB/XF VALUE	27,310
TOTAL LAND VALUE - MARKET	21,060
TOTAL MARKET VALUE	135,999
SOH/AGL Deduction	44,001
ASSESSED VALUE	91,998
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	40,587
TOTAL JUST VALUE	135,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046347	Storage Building	17,000	01/24/2023
37803	SFR	0	02/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1537/1659	4/10/2025	WD	U	I	11	100
GRANTOR: MOWRY DALE A						
GRANTEE: MOWRY MICHAEL ALAN						
1400/0072	11/22/2019	WD	U	V	30	43,300
GRANTOR: COREY & RANDI WILLIAM						
GRANTEE: DALE A & WHITNEY W						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= E12 N25 UGR= N10 W12 S10 E12$ W12 S25$ BAS= N35 W24
UGR= W12 S10 E12 N10$ S10 UCP= W12 S25 E12 N25$ S25 E24$.

LAND DESCRIPTION

TOTAL OB/XF 27,310

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	1.17	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,060							

REVIEW DATE 06/10/2025 BY KS Total Acres: 1.17 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/17/2026 BY SYS