

1.4 ACRES IN A SQUARE SHAPE IN N
OF NW1/4 & ALSO COMM AT NW COR O
NW1/4, RUN S 40.69 FT TO S R/W L

MCCOLLUM DOROTHY WESTON/SMITH MASSIE INEZ
5904 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03245-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	64	25	
UOP	96	25	
TOTALS	1,504		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,384	75.2490	45.15	62,488	1973	1973	0	0	60.00	40.00
2 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			24,995
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			28,800
TOTAL MARKET VALUE			62,495
SOH/AGL Deduction			3,961
ASSESSED VALUE			58,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,534
TOTAL JUST VALUE			62,495
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1173/2554	5/14/2009	WD U	I	I	11	100
GRANTOR: JESSE EDWARDS AS PR E						
GRANTEE: DOROTHY WESTON & IN						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W32 S24 E40 UOP= S8 E12 N8 W12\$ E16 N24 W16 UOP= N8W8 S8 E8\$ W8\$.	

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPOT UF	0	0 16 20	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	0 0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0 0 0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	0 0 0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
6	0296	SHED METAL	0	0 0 0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
TOTAL OB/XF 8,700															

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,800							