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

2027

30-4S-16-03245-003

BUILDING CHARACTERISTICS

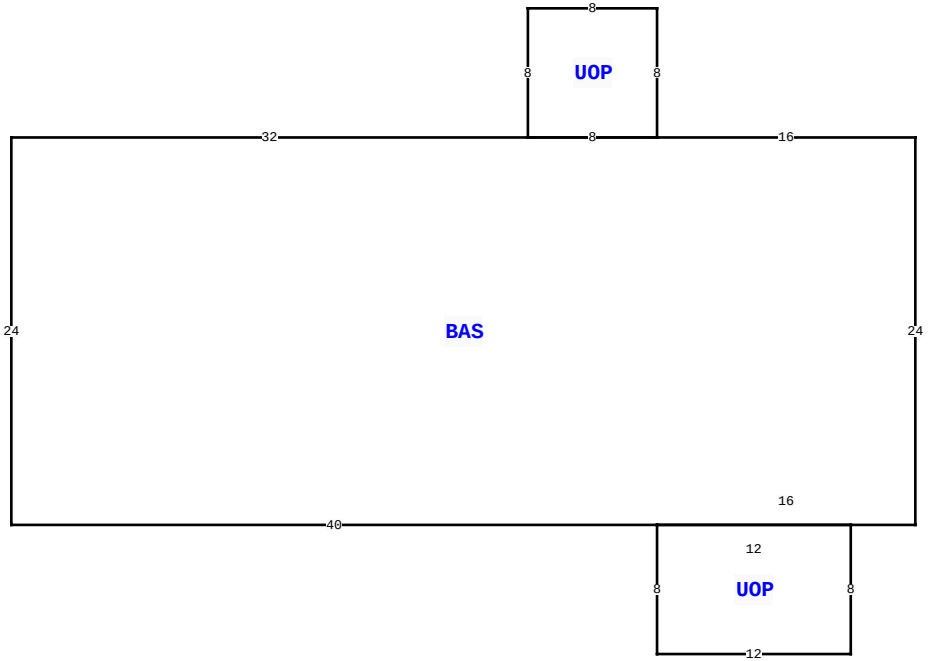
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	24,273
UOP	64	25		16	289
UOP	96	25		24	434
TOTALS	1,504			1,384	24,995

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	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr



5902 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0070	CARPORT 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	

COLUMBIA COUNTY PROPERTY

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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	0
ASSESSED VALUE	62,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,495
TOTAL JUST VALUE	62,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,495

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	11	100

GRANTOR: JESSE EDWARDS AS PR E

GRANTEE: DOROTHY WESTON & IN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	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							

REVIEW DATE 06/10/2025 BY KS Total Acres: 1.80 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS