

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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
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	25,488
UOP	64	25		16	304
UOP	96	25		24	455
TOTALS	1,504			1,384	26,246

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	47.41	65,615	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			26,246
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			28,800
TOTAL MARKET VALUE			63,746
SOH/AGL Deduction			5,212
ASSESSED VALUE			58,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,534
TOTAL JUST VALUE			63,746
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	U	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\$.	

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 8,700												
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							