COMM NW COR OF NE1/4 OF NW1/4, S
TO S R/W OF CR-242 & POB, E ALON
688.08 FT, S 1280.88 FT, W 688.0

MOWRY DALE A/MOWRY WHITNEY W
6026 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

30-4S-16-03245-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

6026 SW COUNTY ROAD 242, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	162,265
TOTAL MARKET VALUE	8,495
SOH/AGL Deduction	0
ASSESSED VALUE	8,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,495
TOTAL JUST VALUE	162,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053162	New Residential C	569,000	05/20/2025
000053172	Right-of-Way Acce		05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0072	11/22/2019	WD	U	V	30	43,300

GRANTOR: COREY & RANDI WILLIAM
GRANTEE: DALE A & WHITNEY W

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.09	AC		1.00	1.00	1.00	445.00	445.00	8,495							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.09	AC		1.00	1.00	1.00	8,500.00	8,500.00	162,265							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.09 Total Land Value: 8,495 Market: 162,265 Agricultural: 8,495 Common: 0 PRINTED 05/08/2026 BY SYS