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

2027

30-4S-16-03245-004

BUILDING CHARACTERISTICS

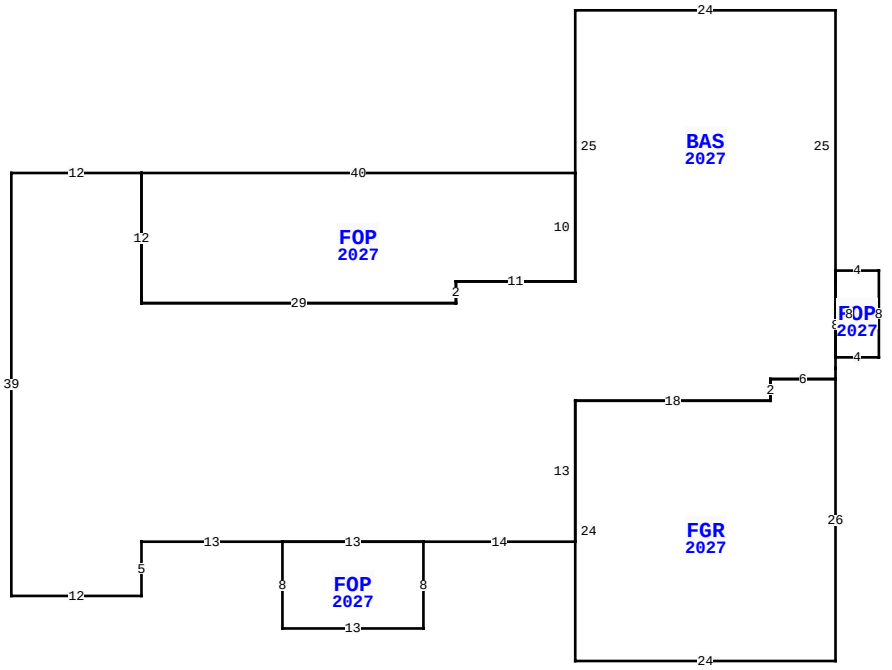
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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
BAS	2,222	100	2027	2,222	265,885
FGR	588	55	2027	323	38,650
FOP	32	30	2027	10	1,197
FOP	104	30	2027	31	3,709
FOP	458	30	2027	137	16,393
TOTALS	3,404			2,723	325,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	108.7800	119.66	325,834	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2222 HX Base Yr



6026 SW COUNTY ROAD 242, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	325,834
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,765
TOTAL MARKET VALUE	342,384
SOH/AGL Deduction	0
ASSESSED VALUE	342,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,384
TOTAL JUST VALUE	496,599
NCON VALUE	325,834
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,265

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

BAS=[YR=2027;ORIG=0,-20] W24 S25 W11 S2 W29 N12 W12 S39 E12 N5 E13 E13 E14 N13 E18 N2 E6 N1 N8 N25 $
FGR=[YR=2027;ORIG=0,14] W6 S2 W18 S24 E24 N26 $
FOP=[YR=2027;ORIG=-24,-5] W40 S12 E29 N2 E11 N10 $
FOP=[YR=2027;ORIG=-51,29] E13 S8 W13 N8 $
FOP=[YR=2027;ORIG=0,4] E4 S8 W4 N8 $
.

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	18.09	AC		1.00	1.00	1.00	445.00	445.00	8,050							
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							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.09 Total Land Value: 16,550 Market: 162,265 Agricultural: 8,050 Common: 8,500 PRINTED 11/17/2026 BY SYS