

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


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1400/0072</td> <td>11/22/2019</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>43,300</td> </tr> </tbody> </table> GRANTOR: COREY & RANDI WILLIAM GRANTEE: DALE A & WHITNEY W										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
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1400/0072	11/22/2019	WD	U	V	30	43,300																																					
																				BUILDING NOTES 																							
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TOTALS EXTRA FEATURES 6026 SW COUNTY ROAD 242, LAKE CITY BLD DATE: LGL DATE: 05/07/2026 MLU XF DATE: LAND DATE: INC DATE: AG DATE:																																											
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																											
																	LAND DESCRIPTION TOTAL OB/XF 0																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/22/2026 BY SYS																																											