

COLUMBIA COUNTY

Property Appraiser

Parcel 19-4S-16-03063-008

Owners

MCGUIRE HEATHER L
MCGUIRE ELLSWORTH J SR
6245 SW COUNTY ROAD 242
LAKE CITY, FL 32024

GSA GIS

Pictometry

Parcel Summary

Location	6245 SW COUNTY ROAD 242
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	37.5400
Section	19
Township	4S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	Combined from: 19-4S-16-03063-008 19-4S-16-03063-008 19-4S-16-03063-010

Additional Site Addresses

6333 SW COUNTY ROAD 242

Legal Description

COMM NE COR OF W1/2 OF SW1/4 RUN S 2634.31 FT TO
N R/W CR-242, W ALONG R/W 591.99 FT FOR POB,
CONT W 332.48 FT, N 655.39 FT, E 332.48 FT, S
655.39 FT TO POB & COMM AT SW COR OF SEC, RUN N
37.30 FT TO N R/W OF CR 242 E ALONG R/W 208.89
FT FOR POB, RUN N 209.01 FT, W 38.84 FT, N

1035.31 FT, E 183.29 FT, S 1244.51 FT, TO N R/W
OF CR 242, W ALONG R/W 141.34 FT TO POB. & COMM
AT NE COR OF W1/2 OF SW1/4, RUN W 989.41 FT FOR
POB RUN S 2617.35 FT, TO N R/W OF CR 242, W
ALONG R/W 83.29 FT, N 2615.94 FT TO N SEC LINE,
E 83.27 FT TO POB. COMM AT NE COR OF W1/2 OF SW
1/4, RUN W 1072.68 FT FOR POB, RUN S 1325.51 FT,
CONT S 43.60 FT, W 127.42 FT, N 42.97 FT, CONT N
1324.84 FT, E 127.39 FT TO POB & COMM NE COR OF
W1/2 OF SW1/4 W 604.74 FT FOR POB, S 1963.27 FT,
W 319.43 FT, S 655.39 FT TO N R/W OF CR 242, W
72.14 FT N 2614.47 FT TO N LINE OF W1/2 OF
SW1/4, E 384.67 FT TO POB.

909-1901, DC 1138-1152, PB 1166-29,
QC 1192-1223, QC 1193-491, QC 1194-890,
QC 1311-694, WD 1319-2476, WD 1327-974,
FJ 1427-2216, WD 1434-798, WD 1458-486,
QC 1461-2339,



Working Values

	2026
Total Building	\$261,917
Total Extra Features	\$121,774
Total Market Land	\$168,930
Total Ag Land	\$10,981
Total Market	\$552,621
Total Assessed	\$338,966
Total Exempt	\$338,966
Total Taxable	\$0
SOH Diff	\$82,706

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$265,319	\$242,977	\$214,257	\$187,555	\$160,127	\$203,820	\$188,746
Total Extra Features	\$122,074	\$58,012	\$50,272	\$42,772	\$36,272	\$36,272	\$10,122
Total Market Land	\$168,930	\$168,930	\$168,930	\$168,930	\$33,250	\$166,156	\$166,156
Total Ag Land	\$10,981	\$10,940	\$10,940	\$10,980	\$0	\$9,664	\$9,458
Total Market	\$556,323	\$469,919	\$433,459	\$399,257	\$229,649	\$406,248	\$365,024
Total Assessed	\$329,413	\$257,850	\$231,919	\$225,523	\$201,584	\$270,599	\$234,697
Total Exempt	\$329,413	\$257,850	\$231,919	\$225,523	\$201,584	\$213,229	\$182,997
Total Taxable	\$0	\$0	\$0	\$0	\$0	\$57,370	\$51,700
SOH Diff	\$95,961	\$81,079	\$70,550	\$42,784	\$28,065	\$18,955	\$13,427

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1461/2339	2022-03-15	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: MCGUIRE ELLSWORTH J SR Grantee: MCGUIRE ELLSWORTH J SR
<u>QC</u> 1460/1469	2022-02-25	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: MCGUIRE ELLSWORTH J SR Grantee: MCGUIRE HEATHER L
<u>WD</u> 1458/486	2022-01-29	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: MCGUIRE SHARON NICOLE Grantee: MCGUIRE ELLSWORTH J
<u>WD</u> 1327/0974	2016-12-12	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$0	Grantor: ELSWORTH J MCGUIRE SR & SHARON N MCGUIRE Grantee: ELSWORTH J MCGUIRE SR & SHARON N MCGUIRE(H/W)
<u>WD</u> 1319/2476	2016-08-03	<u>Q</u>	<u>03</u>	WARRANTY DEED	Improved	\$203,700	Grantor: DANIEL PATRICK JR & YUMI RENTZ Grantee: SHARON N & ELLSWORTH J MCGUIRE
<u>QC</u> 1311/0694	2015-07-21	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: CAMILLE & KATHARISE RENTZ & TAMKEKA L U JONES Grantee: DANIEL PATRICK JR & YUMI RENTZ (H & W)
<u>WD</u> 1232/1635	2012-03-19	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: CARL H RENTZ Grantee: ELLSWORTH MCGUIRE
<u>QC</u> 1194/0890	2010-04-27	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: KARTHARISE C RENTZ & ETAL Grantee: DANIEL PATRICK RENTZ JR & YUMI
<u>QC</u> 1193/0491	2010-04-21	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: STEPHANIE RENTZ Grantee: DANIEL PATRICK RENTZ JR ETAL (SEE SALE NOTE)
<u>QC</u> 1192/1223	2010-04-10	<u>U</u>	<u>16</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: STEPHANIE RENTZ Grantee: CAMILLE RENTZ
<u>WD</u> 1177/0967	2009-07-19	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: CARL H RENTZ Grantee: ELLSWORTH MCGUIRE
<u>WD</u> 1027/1110	2004-10-06	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$100	Grantor: CARL H RENTZ Grantee: ELLSWORTH MCGUIRE

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1020/0427	2004-07-07	Q	01	WARRANTY DEED	Vacant	\$100	Grantor: CARL H RENTZ Grantee: ELLSWORTH MCGUIRE
WD 0909/1901	2000-08-28	Q	01	WARRANTY DEED	Vacant	\$100	Grantor: CARL RENTZ Grantee: DANIEL RENTZ

Buildings

Building # 1, Section # 1, 146409, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2412	2902	\$340,152	2002	2002	0.00%	23.00%	77.00%	\$261,917

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.5	1.5
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,412	100%	2,412
FGR	322	55%	177
FOP	42	30%	13
FST	126	55%	69

Extra Features								
Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	2006	100%	\$1,200
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0296	SHED METAL	18	25	450.00	\$7.00	2006	100%	\$3,150
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0252	LEAN-TO W/O FLOOR	12	18	216.00	\$3.00	2006	100%	\$648
0296	SHED METAL			1.00	\$0.00	2014	100%	\$2,800
0166	CONC,PAVMT			1162.00	\$2.00	2002	100%	\$2,324
0327	STABLES-SMALL			1.00	\$0.00	2019	100%	\$1,800
0294	SHED WOOD/VINYL			1.00	\$0.00	2019	100%	\$800
0296	SHED METAL			1.00	\$0.00	2019	100%	\$1,000
0040	BARN,POLE	44	95	4180.00	\$2.50	2019	100%	\$10,450
0031	BARN,MT AE	25	44	1100.00	\$11.00	2019	100%	\$12,100
0104	GENERATOR PERM			1.00	\$6,000.00	2023	85%	\$5,100
0166	CONC,PAVMT			680.00	\$3.00	2023	100%	\$2,040
0280	POOL R/CON			684.00	\$70.00	2024	98%	\$46,922
0166	CONC,PAVMT			1.00	\$1,000.00	2024	100%	\$1,000
0210	GARAGE U	24	44	1.00	\$11,000.00	2024	100%	\$11,000
0166	CONC,PAVMT			1.00	\$5,440.00	2024	100%	\$5,440

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	5.00	\$4,500.00/AC	5.00	1.00	\$22,500
9900	AC NON-AG	A-1	.00	.00	1.00	\$4,500.00/AC	1.00	1.00	\$4,500
6200	PASTURE 3	A-1	.00	.00	18.51	\$280.00/AC	18.51	1.00	\$5,183

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
5500	TIMBER 2	A-1	.00	.00	13.03	\$445.00/AC	13.03	1.00	\$5,798
9910	MKT.VAL.AG	A-1	.00	.00	31.54	\$4,500.00/AC	31.54	1.00	\$141,930

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 6, 2023	000048567	ELECTRICAL	COMPLETED	Electrical Service

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 31, 2025.