COMM NE COR OF W1/2 OF SW1/4 RUN
N R/W CR-242, W ALONG R/W 591.99
CONT W 332.48 FT, N 655.39 FT, E

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

2024

19-4S-16-03063-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

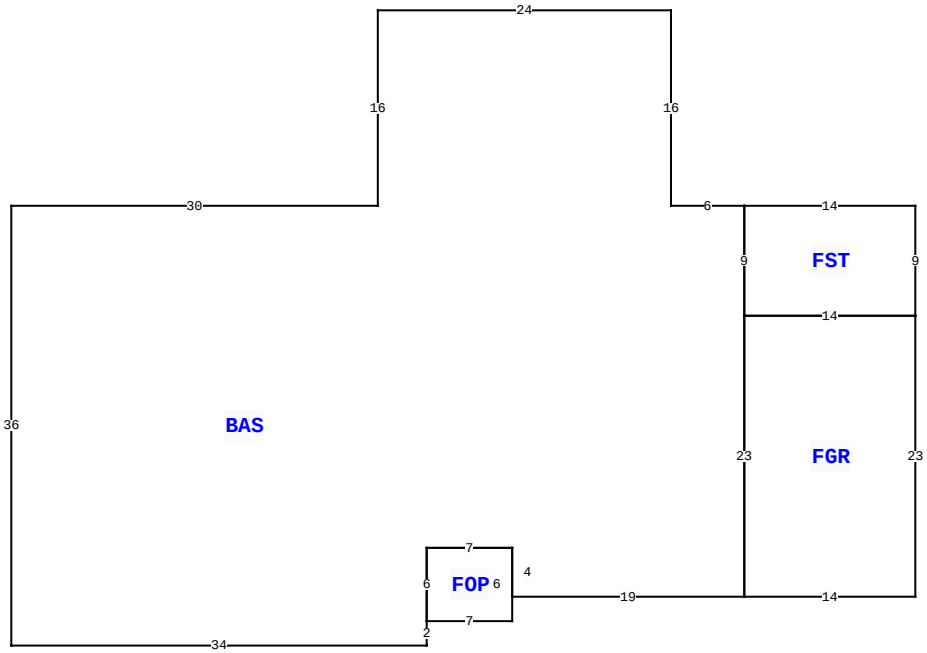
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 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	19416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,412	100	2,412	191,062
FGR	322	55	177	14,021
FOP	42	30	13	1,030
FST	126	55	69	5,466
TOTALS	2,902		2,671	211,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	104.4480	100.27	267,821	2002	2002	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2412 HX Base Yr 2005



6245 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,579
TOTAL MARKET OB/XF VALUE		50,272
TOTAL LAND VALUE - MARKET		168,930
TOTAL MARKET VALUE		299,791
SOH/AGL Deduction		61,243
ASSESSED VALUE		238,548
TOTAL EXEMPTION VALUE	HX HB 13	238,548
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/2339	3/15/2022	QC	U	I	11	100
GRANTOR: MCGUIRE ELLSWORTH J S						
GRANTEE: MCGUIRE ELLSWORTH J						
1460/1469	2/25/2022	QC	U	I	11	100
GRANTOR: MCGUIRE ELLSWORTH J S						
GRANTEE: MCGUIRE HEATHER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 W30 S36 E34 N2 FOP= E7 N6 W7 S6$ N6 E7 S4 E19
FGR= E14 N23 W14 S23$ N23 FST= E14 N9 W14 S9$ N9 W6 N16$.

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	18	25	450.00	UT	7.00	7.00	100	2006	2006	3	100	3,150	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	12	18	216.00	UT	3.00	3.00	100	2006	2006	3	100	648	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
7	0166	CONC,PAVMT	0	100	0	0	1,162.00	UT	2.00	2.00	100	2002	2002	3	100	2,324	
8	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 27,722

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	22,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.51	AC		1.00	1.00	1.00	275.00	275.00	5,090							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.03	AC		1.00	1.00	1.00	449.00	449.00	5,850							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.54	AC		1.00	1.00	1.00	4,500.00	4,500.00	141,930							

REVIEW DATE 05/20/2019 BY KRBC Total Acres: 37.54 Total Land Value: 37,940 Market: 141,930 Agricultural: 10,940 Common: 27,000 PRINTED 10/25/2023 BY SYS

COMM NE COR OF W1/2 OF SW1/4 RUN
N R/W CR-242, W ALONG R/W 591.99
CONT W 332.48 FT, N 655.39 FT, E

MCGUIRE HEATHER L/MCGUIRE ELLSWORTH J SR
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19-4S-16-03063-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

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GRANTOR: MCGUIRE ELLSWORTH J S						
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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
11	0040	BARN,POLE	0	100	44	95	4,180.00	UT	2.50	2.50	100	2019	2019	3	100	10,450	
12	0031	BARN,MT AE	0	100	25	44	1,100.00	UT	11.00	11.00	100	2019	2019	3	100	12,100	

LAND DESCRIPTION

TOTAL OB/XF 22,550

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

REVIEW DATE 05/20/2019 BY KRBC Total Acres: 37.54 Total Land Value: 37,940 Market: 141,930 Agricultural: 10,940 Common: 27,000 PRINTED 10/25/2023 BY SYS