COMM SE COR OF SW1/4 OF SE1/4, R
W R/W OF CR 252-B, N ALONG R/W 2
POB, RUN W 204.85 FT, N 71 DEG W

TJL ASSOCIATES, LLC
176 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

03-4S-16-02739-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

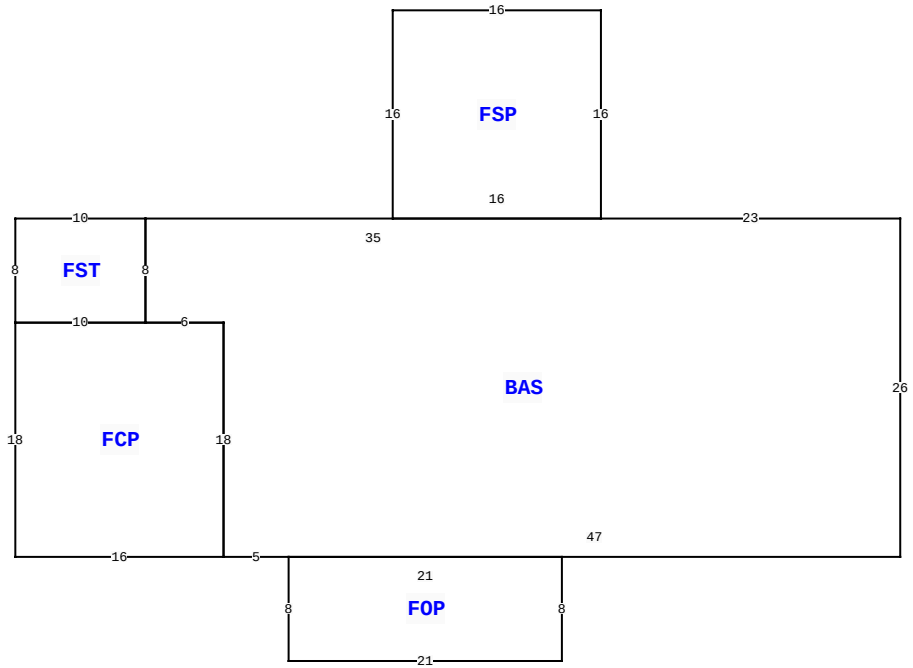
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	119,856
FCP	288	25		72	6,164
FOP	168	30		50	4,281
FSP	256	40		102	8,732
FST	80	55		44	3,767
TOTALS	2,192			1,668	142,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	117.6000	131.71	219,692	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1400 HX Base Yr 2002



1256 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,800
TOTAL MARKET OB/XF VALUE		8,771
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		172,271
SOH/AGL Deduction		64,436
ASSESSED VALUE		107,835
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		7,113
TOTAL JUST VALUE		172,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/1033	3/14/2025	WD	U	I	37	75,000
GRANTOR: MORRIS MICHAEL R						
GRANTEE: TJL ASSOCIATES, LLC						
1245/2146	11/05/2012	WD	U	I	11	100
GRANTOR: DONALD & BARBARA BALL						
GRANTEE: DONALD & BARBARA BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N16 W16 S16 E16$ W35 FST= W10 S8 E10 N8$ S8 FCP= W10 S18 E16 N18 W6$ E6S18 E5 FOP= S8 E21 N8 W21$ E47 N26$.

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	1993	1993	3	100	1,200	
2	0260	PAVEMENT-A	0	100	12	50	600.00	UT	1.10	1.10	30	1993	1993	3	30	198	
3	0120	CLFENCE 4	0	100	0	0	150.00	UT	4.50	4.50	70	1993	1993	3	70	473	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	6,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,771

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	1.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,700							

REVIEW DATE 09/08/2025 BY TP Total Acres: 1.15 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2025 BY SYS