LOTS 39 & 40 CYPRESS CREEK S/D &
LIZ LANE LYING ADJAC TO THE ABOV
WHICH WAS VACATED BY RESOL# 99R-

LEE WADE/LEE HOLLY
973 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2026

03-4S-16-02739-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

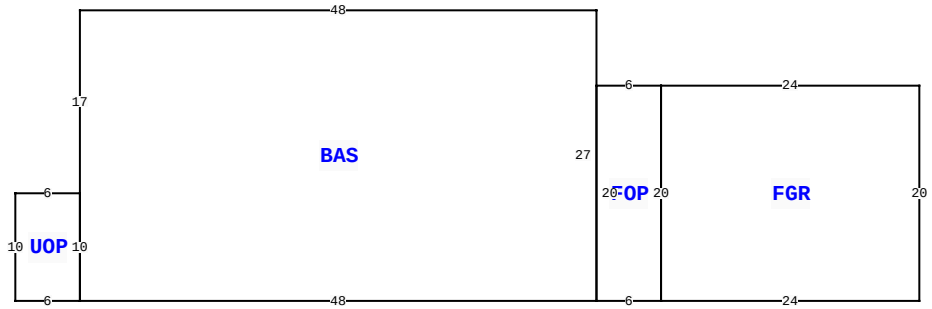
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,194
FGR	480	55		264	15,929
FOP	120	35		42	2,534
UOP	60	25		15	905
TOTALS	1,956			1,617	97,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,617	116.7000	109.70	177,385	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1296 HX Base Yr 2022



973 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,562
TOTAL MARKET OB/XF VALUE		32,666
TOTAL LAND VALUE - MARKET		30,370
TOTAL MARKET VALUE		160,598
SOH/AGL Deduction		31,832
ASSESSED VALUE		128,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,044
TOTAL JUST VALUE		160,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40888	MAINT/ALTR	0	11/16/2020
10909	REMODEL	55	03/20/1996
104956	M H	125	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2300	9/13/2019	WD	Q	I	01	90,900
GRANTOR: RICHARD & CATHY JACOB						
GRANTEE: WADE & HOLLY LEE (H						
1107/0720	1/05/2007	WD	Q	I		175,000
GRANTOR: SEESDORF						
GRANTEE: RICHARD & CATHY JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S17 UOP= W6 S10 E6 N10$ S10 E48 FOP= E6 FGR= E24 N20 W24 S20$ N20 W6 S20$ N27$.

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	0166	CONC,PAVMT	0	100	0	0	3,168.00	UT	2.00	2.00	100	1995	1995	3	100	6,336	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1995	1995	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1995	1995	3	100	1,800	
5	0263	PRCH,USP	0	100	18	20	360.00	UT	18.00	18.00	100	1995	1995	3	100	6,480	
6	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	1995	1995	3	100	2,400	
7	0060	CARPORT F	0	100	22	35	770.00	UT	5.00	5.00	100	2007	2007	3	100	3,850	
8	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	100	2007	2007	3	100	1,200	
9	0120	CLFENCE 4	0	100	0	0	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

TOTAL OB/XF 31,666

LAND DESCRIPTION

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		00	0.00	0.00	2.37	AC		1.00	1.00	0.10	10,000.00	1,000.00	2,370							

REVIEW DATE 11/27/2018 BY KR Total Acres: 2.87 Total Land Value: 30,370 Market: 0 Agricultural: 0 Common: 30,370 PRINTED 11/18/2025 BY SYS

LOTS 39 & 40 CYPRESS CREEK S/D &
LIZ LANE LYING ADJAC TO THE ABOV
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BUILDING CHARACTERISTICS

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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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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

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