COMM AT NE COAR OF SE1/4 OF NE1/
TO POB, CONT W 606.28 FT TO E R/
ALONG R/W 228.45 FT, E 606.43 FT

THOMAS STEVEN PARKER/THOMAS TRACY YNATTE
1585 SW COUNTY ROAD 252-B
LAKE CITY, FL 32024

2026

10-4S-16-02851-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

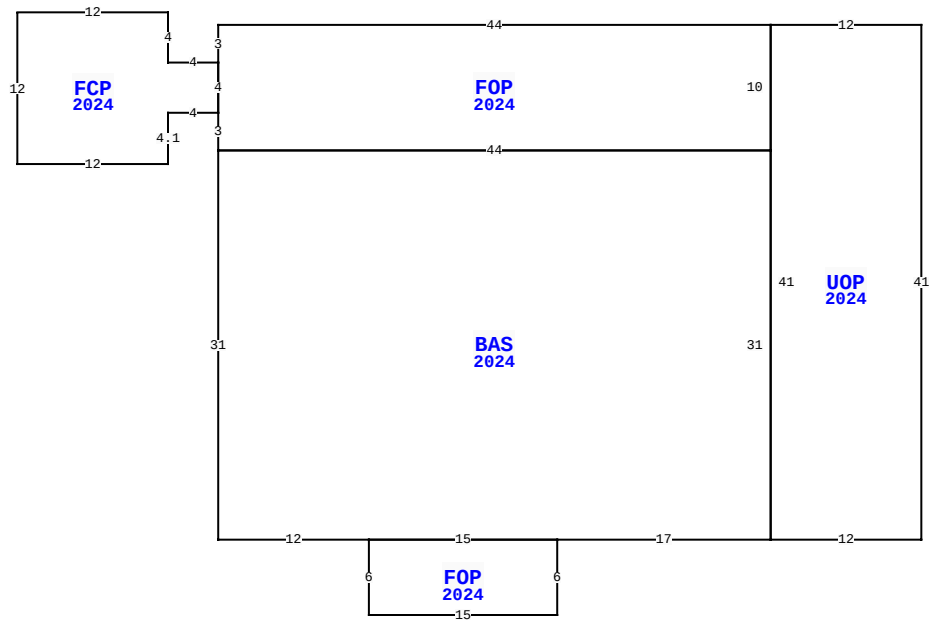
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2024	1,364	173,132
FCP	163	25	2024	41	5,204
FOP	90	30	2024	27	3,427
FOP	440	30	2024	132	16,755
UOP	492	20	2024	98	12,439
TOTALS	2,549			1,662	210,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	115.6400	129.52	215,262	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1364 HX Base Yr



1585 SW COUNTY ROAD 252B, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,957
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	254,057
SOH/AGL Deduction	0
ASSESSED VALUE	254,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,057
TOTAL JUST VALUE	254,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045409	New Residential C	200,000	09/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2102	2/03/2020	QC	U	V	11	100

GRANTOR: WILLIAM ANTHONY MCGHI

GRANTEE: STEVEN PARKER & TRA

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,11] S31 E12 E15 E17 N31 W44 $
UOP=[YR=2024;ORIG=114,1] E12 S41 W12 N41 $
FOP=[YR=2024;ORIG=70,1] S3 S4 S3 E44 N10 W44 $
FCP=[YR=2024;ORIG=54,0.1] S12 E12 N4.1 E4 N4 W4 N4 W12 $
FOP=[YR=2024;ORIG=82,42] S6 E15 N6 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0		A-1	0.00	0.00	3.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,500							

REVIEW DATE 01/18/2024 BY JB Total Acres: 3.45 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/19/2025 BY SYS