LOT 21 CHIPDALE ESTATES.
ORB 792-1167 & (DC J C ROSS

ROSS VIRGINIA M/CRUZ HIGINIO A
2003 SW CR 252 B
LAKE CITY, FL 32024

2026

10-4S-16-02862-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

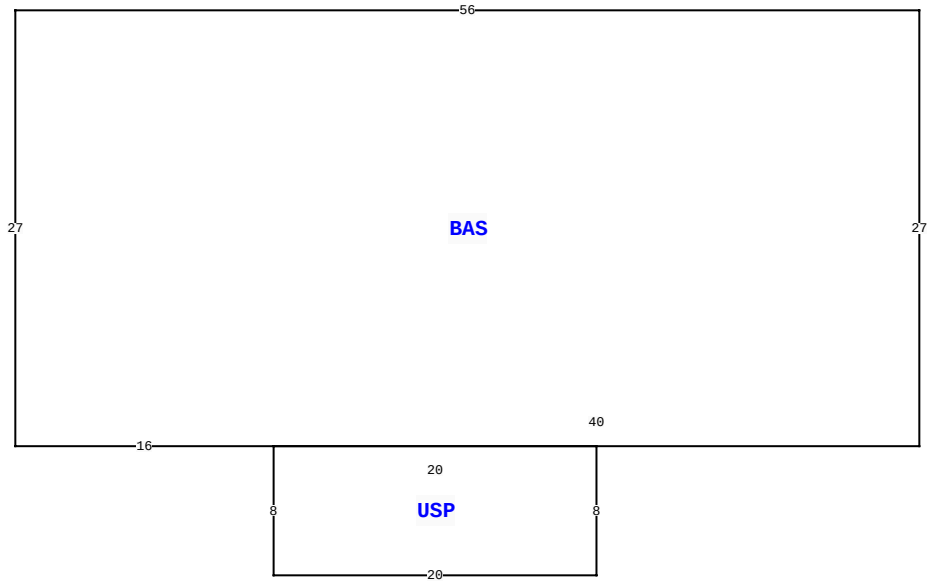
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,603
USP	160	35		56	3,356
TOTALS	1,672			1,568	93,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,568	115.9000	108.95	170,834	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 0 Heated Area: 1512 HX Base Yr



2003 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,959
TOTAL MARKET OB/XF VALUE		7,568
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		120,027
SOH/AGL Deduction		70,708
ASSESSED VALUE		49,319
TOTAL EXEMPTION VALUE	HX HB WX SX	49,319
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/2790	10/28/2013	WD	U	I	11	100
GRANTOR: VIRGINIA M ROSS						
GRANTEE: VIRGINIA M ROSS & H						
1248/1080	1/23/2013	PB	U	V	18	0
GRANTOR: J C ROSS ESTATE						
GRANTEE: VIRGINIA M ROSS (WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 USP= S8 E20N8 W20$ E40 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	3	15	45.00	UT	1.50	1.50	100	0	0	3	100	68	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,568

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	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS