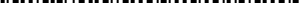
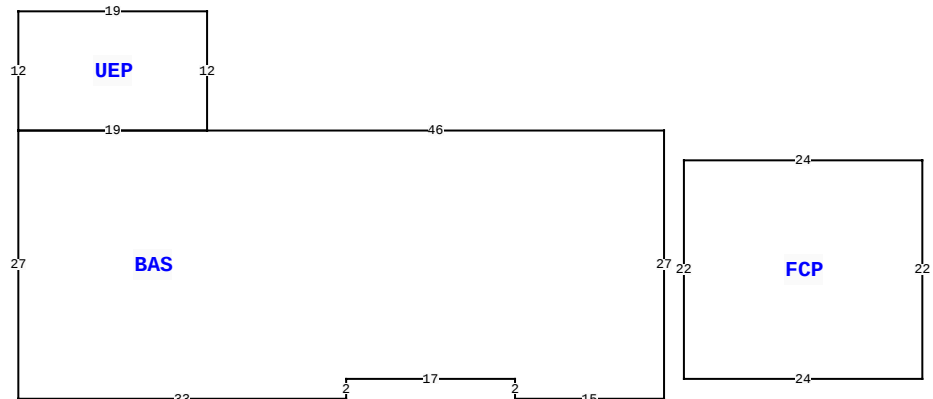


DEAN LAURA/FRALEY BRANDON
2049 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	VINYL SID 100					0201	02	2,013	119.0000	111.86	225,174	1992	1992	0	0		0	45.00	55.00	VALUATION BY					STANDARD				
Roof Structure	03	GABLE/HIP 100					1 MANUF 1 0% - 2025														Heated Area: 1721 HX Base Yr									
Roof Cover	14	PREFIN MT 100																			Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 100																			BUILDING MARKET VALUE 123,746									
Interior Floor	13	LAM/VNLPLK 100																			TOTAL MARKET OB/XF VALUE 13,400									
Air Condition	03	CENTRAL 100																			TOTAL LAND VALUE - MARKET 18,500									
Heating Type	04	AIR DUCTED 100																			TOTAL MARKET VALUE 155,746									
Bedrooms		3 100																			SOH/AGL Deduction 0									
Bathrooms		2 100																			ASSESSED VALUE 155,746									
Stories	1.	1. 100																			TOTAL EXEMPTION VALUE 0									
Architectual	01	CONV 100																			BASE TAXABLE VALUE 155,746									
Units		0 100																			TOTAL JUST VALUE 155,746									
Condition Adj	03	03 100					NCON VALUE 0																							
Kitchen Adjus	01	01 100					INCOME VALUE 0																							
							PREVIOUS YEAR MKT VALUE 155,746																							
Quality	05	05					LAND:1:1: .55 AC																							
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	1,721	100		1,721	105,881																									
FCP	528	25		132	8,121																									
UEP	228	70		160	9,844																									
TOTALS		2,477			2,013	123,846																								
EXTRA FEATURES							2049 SW COUNTY ROAD 252B , LAKE CITY										BLD DATE			LGL DATE			04/21/2023 MLU							
							XF DATE						LAND DATE																	
							INC DATE						AG DATE																	
L N	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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500															
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
3	0120	CLFENCE	4	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900															
4	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000															
5	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300															
6	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400															
7	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500															
8	0081	DECKING WI	0	0	0	1.00	UT	800.00	800.00	100	2025	2024	100		800															
LAND DESCRIPTION							TOTAL OB/XF										13,400													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500													