THE E 204.48 FT OF LOTS 2, 2A & S/D.

GRAY CHESTER/GRAY ROSINA
288 SW PERSIMMON PL
LAKE CITY, FL 32024

2026

11-4S-16-02924-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

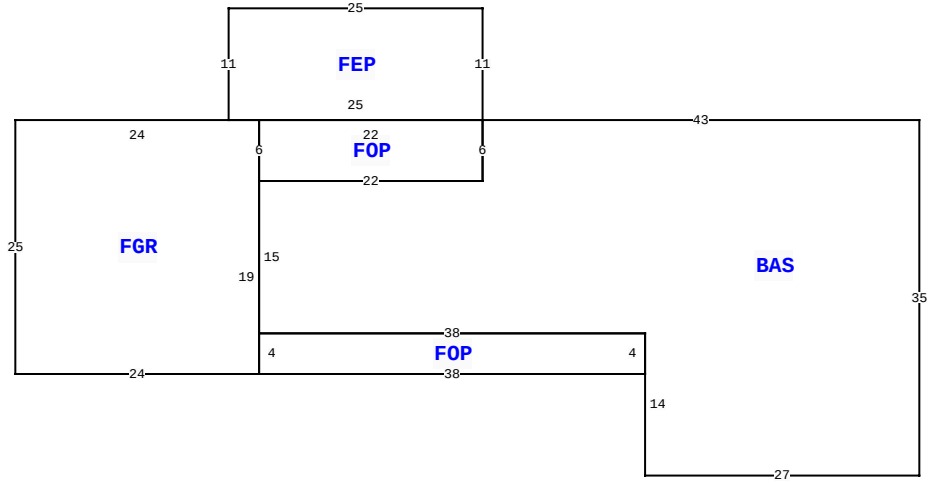
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	11416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	136,852
FEP	275	80		220	18,689
FGR	600	55		330	28,033
FOP	132	30		40	3,398
FOP	152	30		46	3,908
TOTALS	2,770			2,247	190,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	116.6910	130.69	293,660	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1611 HX Base Yr 2012



288 SW PERSIMMON PL, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		190,879
TOTAL MARKET OB/XF VALUE		4,520
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		217,899
SOH/AGL Deduction		91,513
ASSESSED VALUE		126,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,664
TOTAL JUST VALUE		217,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,899

LAND:1:1: 2.05 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048905	Electrical Servic	0	12/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1220/0001	8/19/2011	WD	U	I	12	72,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CHESTER & ROSINA GR						
1210/1003	11/15/2010	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FEP= N11 W25 S11 E25$ FOP= W22 S6 E22 N6 $ S6 W22 FGR= N6 W24 S25 E24 N19$ S15 FOP= S4 E38 N4 W38$ E38 S14 E27 N35$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	15	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0210	GARAGE U	0	100	24	22	528.00	UT	2.50	2.50	100	1993	1993	3	100	1,320	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,520

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		RSF/MH	0.00	347.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.91 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/03/2025 BY SYS