LOT 2 COUNTRY CREEK.
407-699, 710-574, 729-295, WD 10

DAVID JESSICA A/DAVID THOMAS WAYNE
2003 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

15-4S-17-08359-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

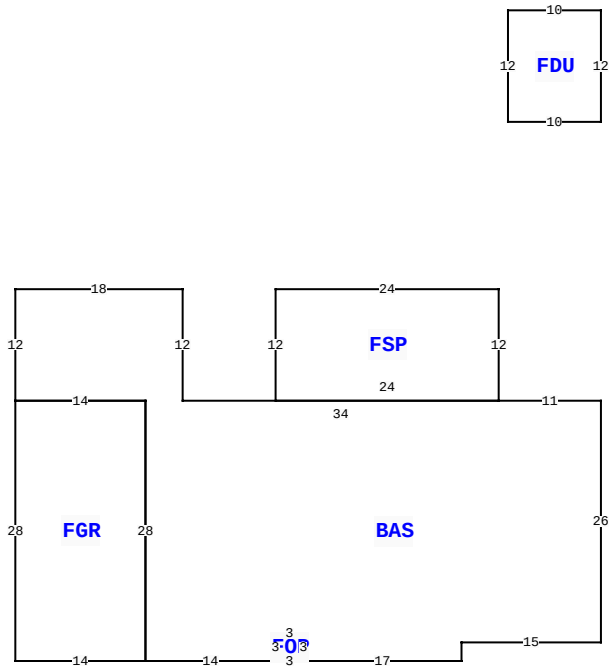
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100		1,549	127,266
FDU	120	60		72	5,916
FGR	392	55		216	17,746
FOP	9	30		3	246
FSP	288	40		115	9,448
TOTALS	2,358			1,955	160,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	112.8600	126.40	247,112	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1549 HX Base Yr 2008



2003 SE COUNTY ROAD 252 , 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		160,623
TOTAL MARKET OB/XF VALUE		1,825
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,948
SOH/AGL Deduction		61,197
ASSESSED VALUE		119,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,029
TOTAL JUST VALUE		180,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0257	8/24/2006	WD	Q	I		149,000
GRANTOR: MARGARET MOBLEY						
GRANTEE: JESSICA & THOMAS WA						
0729/0295	8/24/1990	WD	Q	I		56,000
GRANTOR: WHITACRE HILDA						
GRANTEE: MARGARET MOBLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W24 S12 E24$ W34 N12 W18 S12 FGR= S28 E14 N28 W14$ E14 S28 E14 FOP= E3 N3 W3 S3$ N3 E3 S3 E17 N2 E15 N26$ PTR= N30 FDU= N12 W10 S12 E10$ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	125	

LAND DESCRIPTION

TOTAL OB/XF 1,825

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS