LOT 14 OAKDALE S/D.
862-1762, 914-1723, 917-14, WD 1

FRENCH KEVIN
252 NW ACORN DR
LAKE CITY, FL 32055

2026

16-3S-16-02160-014

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

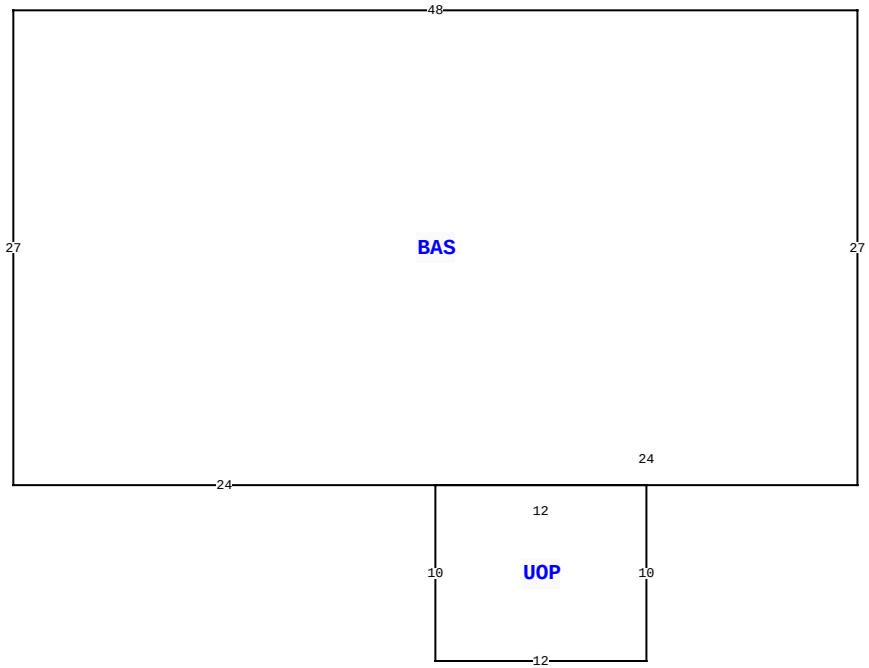
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	91,855
UOP	120	25		30	2,126
TOTALS	1,416			1,326	93,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,326	116.0000	109.04	144,587	1995	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



252 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,982
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		124,582
SOH/AGL Deduction		2,863
ASSESSED VALUE		121,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,997
TOTAL JUST VALUE		124,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,919

PRMT:1:1: REESE BROWN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14797	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/396	12/13/2022	WD	Q	I	01	132,500
GRANTOR: EAGLE SUSAN						
GRANTEE: FRENCH KEVIN						
1463/2113	4/06/2022	QC	U	I	11	100
GRANTOR: EAGLE SUSAN						
GRANTEE: EAGLE SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E24 UOP= S10 E12 N10 W12$ E24 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.16 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 09/30/2025 BY SYS