

LOT 2 BLOCK 3 ELM ACRES S/D.
458-401, WD 1352-2464, WD 1363-2

TIPPINS DAVID/MOORER OUIDA
252 SE HOLLY TER
LAKE CITY, FL 32025

2026

16-4S-17-08368-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LAM/VNLPLK 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		06
NEIGHBORHOOD/LOC	16417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	186,316
FCP	454	25		114	11,933
FSP	198	40	2024	79	8,269
PTO	171	5		9	942
UOP	48	20		10	1,046
UST	40	45		18	1,884
TOTALS	2,691			2,010	210,390

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0060	CARPORT F	0 100	20	30	600.00	UT	5.00	5.00
4	0031	BARN, MT AE	0 100	20	30	600.00	UT	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,010	116.8200	130.84	262,988	1980	2005		0	0	20.00	80.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1780 HX Base Yr 2025													
252 SE HOLLY TER, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
10,500													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		210,390	
TOTAL MARKET OB/XF VALUE		10,500	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		243,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		243,390	
TOTAL EXEMPTION VALUE		HX HB 13 243,390	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		243,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1488/2650	4/20/2023	WD	Q	I	01
GRANTOR: BUSBY WILLIAM SCOTT					
GRANTEE: TIPPINS DAVID					
1363/2704	7/06/2018	WD	Q	I	01
GRANTOR: DMAC OF LAKE CITY INC					
GRANTEE: CONFIDENTIAL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W16 N9 W24 S9 W22 S26 E33 N4 E12 S4 E17 N26 \$									
FCP=[ORIG=-62,0] W9 S4 W10 S22 E19 N26 \$									
PTO=[ORIG=-62,-9] W19 S9 E19 N9 \$									
UOP=[ORIG=-29,26] E12 N4 W12 S4 \$									
UST=[ORIG=-71,0] W10 S4 E10 N4 \$									
FSP=[YR=2024;ORIG=-62,-9] S9 E22 N9 W22 \$									
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