COMM NE COR OF NW1/4 OF NW1/4, R
S 2160.58 FT FOR POB, RUN W 377.
463.62 FT TO RD R/W, RUN SE ALON

PERRY LARRY JR
796 SE CR 252
LAKE CITY, FL 32025

2026

16-4S-17-08380-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

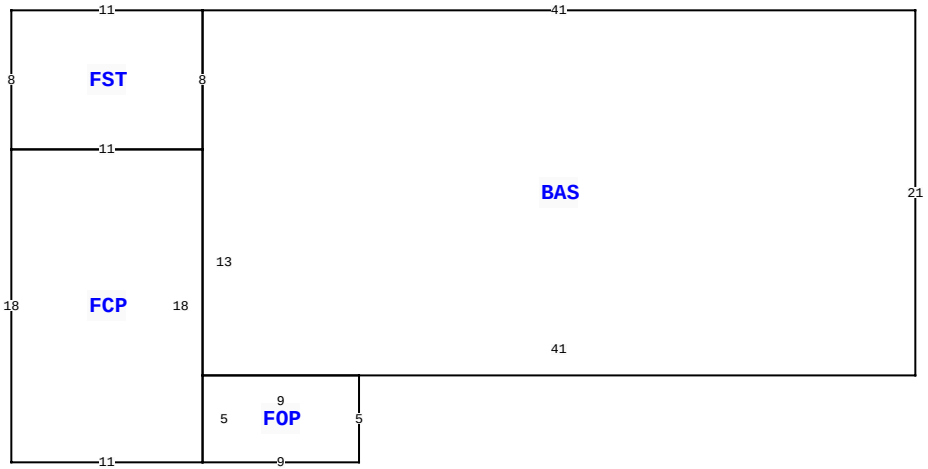
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	861	100		861	55,971
FCP	198	25		50	3,251
FOP	45	30		14	910
FST	88	55		48	3,120
TOTALS	1,192			973	63,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	973	89.2944	100.01	97,310	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 861 HX Base Yr



873 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	63,252
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,390
TOTAL MARKET VALUE	105,642
SOH/AGL Deduction	0
ASSESSED VALUE	105,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,642
TOTAL JUST VALUE	105,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30834	MAINT/ALTR	25	03/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1919	9/22/2023	QC	U	I	11	100
GRANTOR: PERRY LASHAUN F						
GRANTEE: PERRY LARRY E JR						
0965/2582	10/24/2002	WD	Q	I	06	35,900
GRANTOR: MARY JANICE HARRELL						
GRANTEE: LARRY JR & LASHAUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W11 S8 E11 N8$S8 FCP= W11 S18 E11 N18$ S13 FOP= S5 E9 N5 W9$ E41 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	4.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	42,390							

REVIEW DATE 05/01/2017 BY RP Total Acres: 4.71 Total Land Value: 42,390 Market: 0 Agricultural: 0 Common: 42,390 PRINTED 11/17/2025 BY SYS