

COMM NE COR OF NW1/4 OF NW1/4, R
TO RD, W 1434.04 FT FOR POB, N 4
S 463.62 FT, W 113.74 TO POB.

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

2026

16-4S-17-08380-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	984	100
TOTALS	984	984 20,448

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	984	86.5890	51.95	51,119	1988	1988	0	0	0	60.00	40.00	
3 MOBILE HME 0% - 0 Heated Area: 984 HX Base Yr													
24 41 24 41 BAS													
871 SE COUNTY ROAD 252 , LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				20,448				
TOTAL MARKET OB/XF VALUE				7,100				
TOTAL LAND VALUE - MARKET				6,500				
TOTAL MARKET VALUE				34,048				
SOH/AGL Deduction				2,820				
ASSESSED VALUE				31,228				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				31,228				
TOTAL JUST VALUE				34,048				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				34,048				
XFOB:1:1: SPRI MH								
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								
0965/2583		10/24/2002		WD	Q	I	06	35,900
GRANTOR: MARY J HARRELL								
GRANTEE: LARRY JR & LASHAUN								
BUILDING NOTES								

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W41 S24 E41 N24\$.													