COMM NE COR OF NW1/4 OF NW1/4, W
S 2562.83 FT, E 213.66 FT FOR PO
FT, S 377.01 FT, NW ALONG CR-252

DANIELS RACHEL BRILLHART/DANIELS BOBBY EUGENE
1013 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

16-4S-17-08380-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

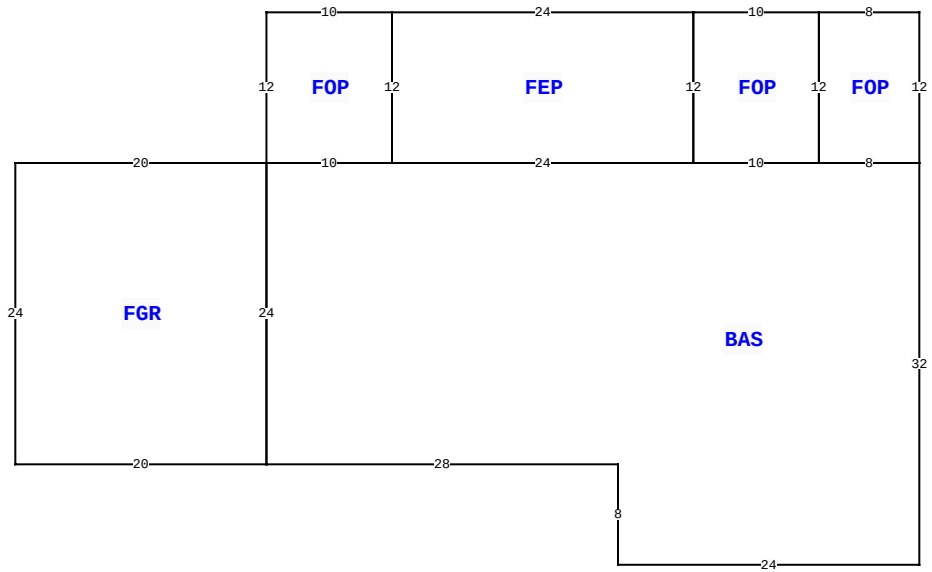
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	116,429
FEP	288	80		230	18,597
FGR	480	55		264	21,345
FOP	96	30		29	2,345
FOP	120	30		36	2,911
FOP	120	30		36	2,911
TOTALS	2,544			2,035	164,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	111.0650	124.39	253,134	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1440 HX Base Yr 2025



1013 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,537
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		24,236
TOTAL MARKET VALUE		191,273
SOH/AGL Deduction		13,837
ASSESSED VALUE		177,436
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		76,714
TOTAL JUST VALUE		191,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053339	Remodel	2,632	06/09/2025
000052020	Remodel	4,991	01/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1483	8/29/2024	WD	U	I	16	30,000
GRANTOR: MOODY RUTH ELLEN						
GRANTEE: DANIELS RACHEL BRIL						
1522/1481	8/29/2024	WD	U	I	16	30,000
GRANTOR: MEADOWS ROSE MARIE						
GRANTEE: DANIELS RACHEL BRIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W8 S12 E8$ BAS= W8 FOP= N12 W10 S12 E10$ W10 FEP= N12 W24 S12 E24$ W24 FOP= N12 W10 S12 E10$ W10 FGR= W20 S24 E20 N24$ S24 E28 S8 E24 N32$.

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	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	16,600.00	16,600.00	24,236							

REVIEW DATE 12/16/2024 BY TP Total Acres: 1.46 Total Land Value: 24,236 Market: 0 Agricultural: 0 Common: 24,236 PRINTED 11/17/2025 BY SYS