COMM INTERS OF E LINE OF NW1/4 O
CR-252, RUN NW ALONG R/W 420 FT
210 FT, NW 210 FT, N 210 FT TO R

ARIAS BRYAN S/CARAVELLO NICOLE M
1062 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

16-4S-17-08385-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

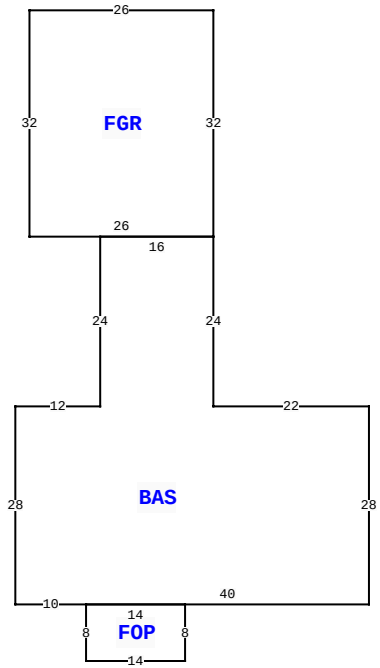
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,784	100		1,784	136,543
FGR	832	55		458	35,055
FOP	112	30		34	2,603
TOTALS	2,728			2,276	174,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	105.1380	117.75	267,999	1972	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1784 HX Base Yr 2023



1062 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		174,199
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		191,399
SOH/AGL Deduction		9,619
ASSESSED VALUE		181,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,058
TOTAL JUST VALUE		191,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1456	8/10/2022	WD	Q	I	01	170,000
GRANTOR: HILTON CHRISTA K						
GRANTEE: ARIAS BRYAN S						
1128/2386	8/20/2007	WD	Q	I		172,500
GRANTOR: FRANK & YAMILET GALLA						
GRANTEE: CHRISTA K HILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N24 FGR= N32 W26 S32 E26$ W16 S24 W12 S28 E10 FOP= S8 E14 N8 W14$ E40 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 09/15/2022 BY ME Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/19/2025 BY SYS