

WARREN JOHN D
252 SW WARREN CT
LAKE CITY, FL 32024

21-4S-16-03081-011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY																					
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		19	COMMON BRK 100							0100	01	2,649	119.4900	133.83	354,516	1994	1994	0	0	0	31.00	69.00	VALUATION BY								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 1999														STANDARD							
Roof Cover		05	COMP SHNGL 100							Heated Area: 2382														Tax Group: 3							
Interior Wall		03	DRYWALL 100							HX Base Yr 1999														Tax Dist:							
Interior Floo		14	CARPET 80																					BUILDING MARKET VALUE							
Interior Floo		15	HARDTILE 20																					TOTAL MARKET OB/XF VALUE							
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET							
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE							
Bedrooms			3 100																					SOH/AGL Deduction							
Bathrooms			2 100																					ASSESSED VALUE							
Frame		01	NONE 100																					TOTAL EXEMPTION VALUE							
Stories		1.	1. 100																					BASE TAXABLE VALUE							
Architectual		05	CONV 100																					TOTAL JUST VALUE							
Units			0 100																					NCON VALUE							
Condition Adj		03	03 100																					INCOME VALUE							
Kitchen Adjus		01	01 100																					PREVIOUS YEAR MKT VALUE							
Quality		06	06																												
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA																					06							
NEIGHBORHOOD/LOC		21416.00	1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	366	100		366	33,798																										
BAS	2,016	100		2,016	186,163																										
FGR	480	55		264	24,378																										
FOP	10	30		3	277																										
TOTALS		2,872			2,649	244,616																									
EXTRA FEATURES										252 SW WARREN CT, LAKE CITY																					
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
L N	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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800															
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200															
3	0210	GARAGE U	0	100	26	30	780.00	UT	12.00	12.00	100	1999	1999	3	100	9,360															
4	0060	CARPORT F	0	100	0	0	400.00	UT	5.00	5.00	100	2007	2007	3	100	2,000															
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
6	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875															
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
8	0166	CONC, PAVMT	0	100	0	0	470.00	UT	3.00	3.00	100	2007	2007	3	100	1,410															
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600															
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50															
LAND DESCRIPTION										TOTAL OB/XF										27,295											
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	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	4,500.00	4,500.00	4,500														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929														
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140														
REVIEW DATE		04/08/2025	BY	KS	Total Acres: 11.46		Total Land Value: 7,429		Market: 94,140		Agricultural: 2,929		Common: 4,500		PRINTED 11/19/2025 BY SYS																