COMM AT NE COR OF SEC, RUN S 491
FT FOR POB RUN S 150 FT, SE 253.
FT TO N R/W OF C R 252, NW ALONG

CARTER H CRAIG
2847 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08661-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

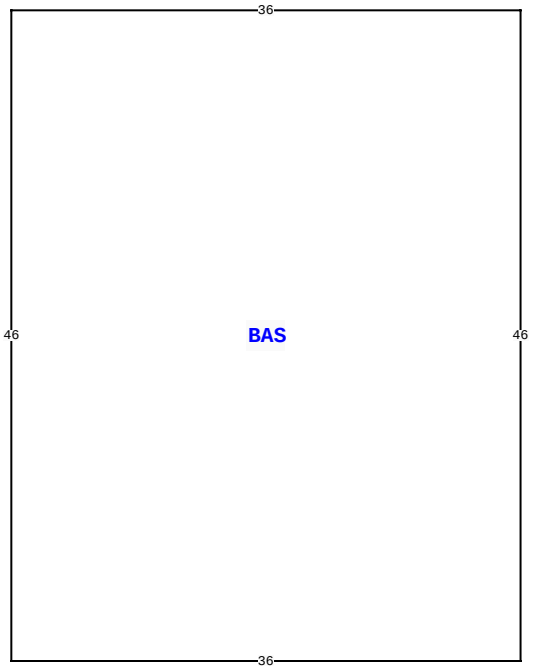
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	88,082
TOTALS	1,656			1,656	88,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	73.0590	81.83	135,510	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1656 HX Base Yr 2020



2847 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,082
TOTAL MARKET OB/XF VALUE		8,260
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		160,742
SOH/AGL Deduction		72,471
ASSESSED VALUE		88,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,549
TOTAL JUST VALUE		160,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041208	Roof Replacement	11,882	02/15/2021
41229	STORAGE		02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1143	5/30/2019	QC	U	I	11	100
GRANTOR: PHILLIP CLIFF CARTER						
GRANTEE: H CRAIG CARTER						
1249/1206	12/28/2012	WD	U	I	30	100
GRANTOR: H CRAIG CARTER						
GRANTEE: H CRAIG CARTER & PH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S46 E36 N46$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
7	0060	CARPORT F	0	100	20	20	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 8,260

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	6.44	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,400							

REVIEW DATE 04/06/2021 BY JS Total Acres: 6.44 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 11/19/2025 BY SYS