COMM NE COR OF SEC, RUN S 491.11
TO W R/W CO RD FOR POB, CONT W 9
FT, SE 253.57 FT, S 406.32 FT TO

CARTER PHILLIP CLIFF
2915 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08661-001

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05

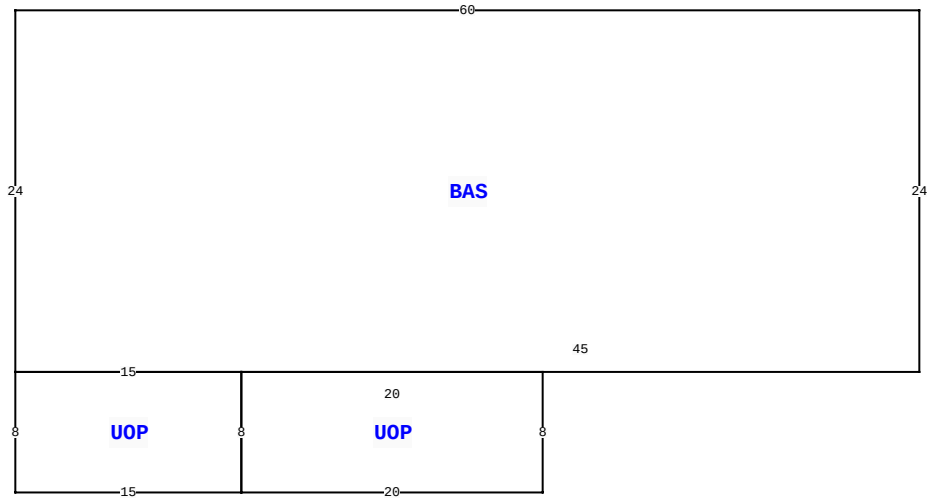
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	32,043
UOP	120	25		30	668
UOP	160	25		40	890
TOTALS	1,720			1,510	33,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,510	92.7200	55.63	84,001	1978	1978	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1440 HX Base Yr



2915 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,600
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	91,143
TOTAL MARKET VALUE	131,743
SOH/AGL Deduction	0
ASSESSED VALUE	131,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,743
TOTAL JUST VALUE	131,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26048	M H	342	07/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0911	7/09/2019	WD	U	I	30	100

GRANTOR: PEGGY B CARTER

GRANTEE: PHILLIP CLIFF CARTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 UOP= S8 E15 N8 W15$ E15 UOP= S8 E20 N8 W20$ E45N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.66	AC		1.00	1.00	0.90	9,500.00	8,550.00	91,143							

REVIEW DATE 05/25/2017 BY BC Total Acres: 10.66 Total Land Value: 91,143 Market: 0 Agricultural: 0 Common: 91,143 PRINTED 10/03/2025 BY SYS