COMM INTERS S R/W CR-252 & W LIN
NE1/4, RUN S 68 DG E ALONG R/W,
FOR POB, CONT SE ALONG R/W 363.3

COLEMAN PATRICIA DIANE
2860 SE CR 252
LAKE CITY, FL 32025

2026

22-4S-17-08663-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

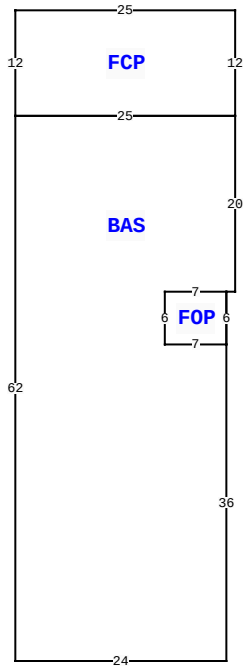
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	1,508	100		1,508	109,881
FCP	300	25		75	5,465
FOP	42	30		13	947
TOTALS	1,850			1,596	116,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	100.0890	112.10	178,912	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1508 HX Base Yr 2008



2860 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		116,293
TOTAL MARKET OB/XF VALUE		4,325
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		154,618
SOH/AGL Deduction		78,991
ASSESSED VALUE		75,627
TOTAL EXEMPTION VALUE	HX HB	50,627
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,618

BLDG:2:1: SHELBY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30347	MAINT/ALTR	35	08/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/1455	3/10/2017	QC	U	I	11	0
GRANTOR: PATRICIA D BOOHER (NK						
GRANTEE: PATRICIA DIANE COLE						
1332/0516	3/02/2017	QC	U	I	11	100
GRANTOR: PHILLIP JOSEPH SAULS						
GRANTEE: PATRICIA DIANE COLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E24 N36 FOP= W7 N6 E7 S6$ N6 E1 N20 FCP= N12 W25 S12 E25$ W25 S62$.

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	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	11	10	110.00	UT	6.05	6.05	81	2008	2008	3	81	539	
3	0294	SHED WOOD/	0	100	11	32	352.00	UT	11.00	11.00	50	2008	2008	3	50	1,936	
4	0261	PRCH, UOP	0	100	10	10	100.00	UT	7.00	7.00	50	2008	2008	3	50	350	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,325

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	3.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,000							

REVIEW DATE 05/25/2017 BY BC Total Acres: 3.40 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/18/2025 BY SYS