COMM INTERS E LINE OF SEC WITH S
N 68 DEG W ALONG R/W 457.12 FT F
68 DEG W ALONG R/W 125.38 FT, S

MURRAY TRACI B
2960 SW COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08665-002

BUILDING CHARACTERISTICS

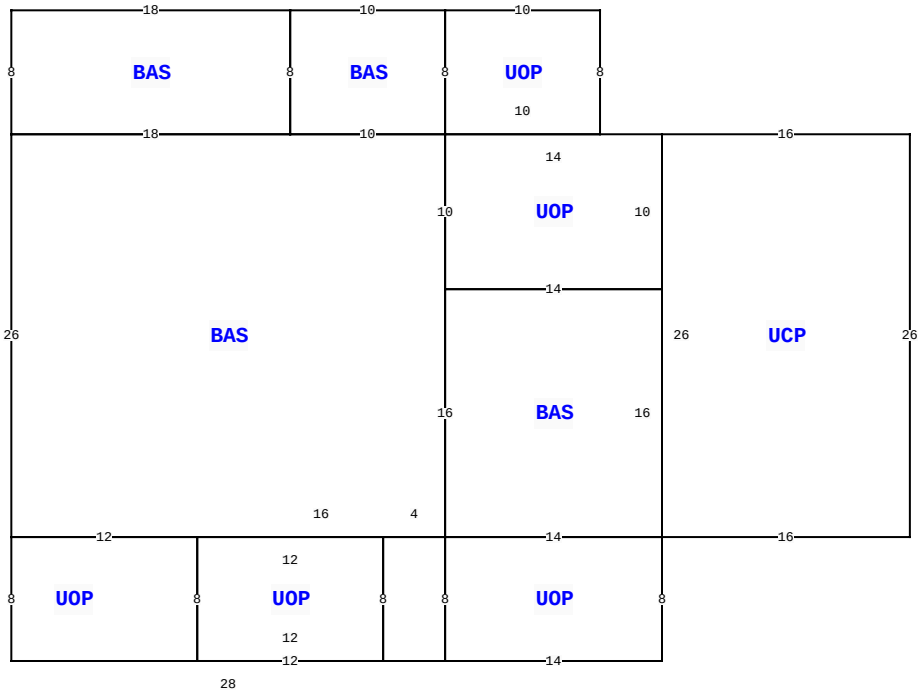
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	80	100		80	9,449
BAS	144	100		144	17,008
BAS	224	100		224	26,457
BAS	728	100		728	85,986
UCP	416	20		83	9,804
UOP	80	20		16	1,890
UOP	96	20		19	2,244
UOP	112	20		22	2,598
UOP	128	20		26	3,071
UOP	140	20		28	3,307
TOTALS	2,148			1,370	161,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	129.7920	145.37	199,157	1940	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2021 Heated Area: 1176 HX Base Yr



2960 SE COUNTY ROAD 252 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,815
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	20,278
TOTAL MARKET VALUE	185,993
SOH/AGL Deduction	0
ASSESSED VALUE	185,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,993
TOTAL JUST VALUE	185,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053009	Remodel	9,621	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/2593	8/24/2020	WD	Q	I	01	159,000
GRANTOR: HUBERT M & ROSE F LAP						
GRANTEE: TRACI B MURRAY						
1378/0419	1/08/2019	WD	Q	I	01	97,000
GRANTOR: ROY CREWS,JACKIE CREW						
GRANTEE: HUBERT M & ROSE F L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W10 BAS= W10 S8 E10 N8$ S8 BAS= W10 BAS= N8 W18 S8 E18$ W18 S26 UOP= S8 E28 N8 W4 S8 W12 N8 W12$ E12 UOP= S8 E12 N8 W12 $ E16 UOP= S8 E14 N8 W14$ BAS= E14 UCP= E16 N26 W16 S26$ N16 W14 S16$ N16 UOP= E14 N10 W14 S10$ N10$ E10$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.42	14,000.00	19,880.00	20,278							

REVIEW DATE 05/25/2017 BY BC Total Acres: 1.02 Total Land Value: 20,278 Market: 0 Agricultural: 0 Common: 20,278 PRINTED 11/18/2025 BY SYS