COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, RUN S 780.66 FT TO N R/
NW ALONG R/W 178.38 FT, N 712.87

MCCLAIN KAREN ANN
2683 SE COUNTY ROAD 252
LAKE CITY, FL 32025

**2026**

**22-4S-17-08671-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

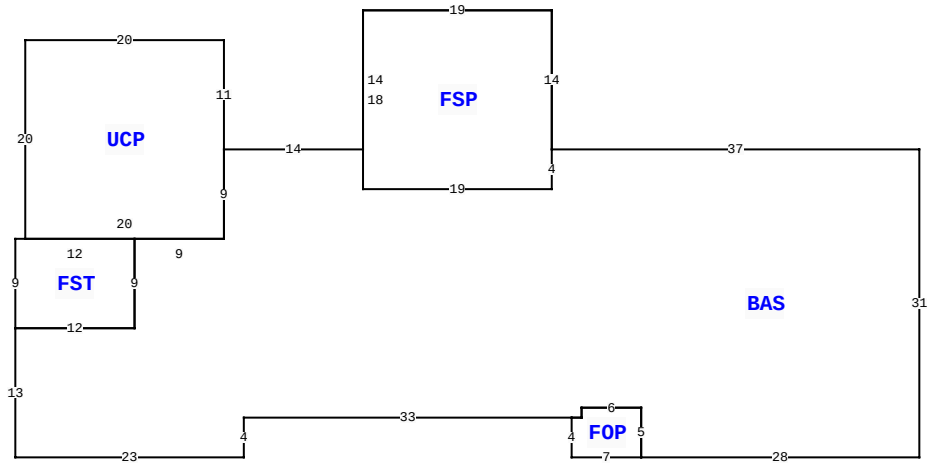
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| 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 | 2,624 | 100 | | 2,624 | 156,540 |
| FOP | 34 | 30 | | 10 | 597 |
| FSP | 342 | 40 | | 137 | 8,173 |
| FST | 108 | 55 | | 59 | 3,520 |
| UCP | 400 | 20 | | 80 | 4,772 |
| TOTALS | 3,508 | | | 2,910 | 173,602 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,910 | 81.9470 | 91.78 | 267,080 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2624 HX Base Yr 2025




2683 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 | | 173,602 |
| TOTAL MARKET OB/XF VALUE | | 1,794 |
| TOTAL LAND VALUE - MARKET | | 44,330 |
| TOTAL MARKET VALUE | | 219,726 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 219,726 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 169,004 |
| TOTAL JUST VALUE | | 219,726 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1511/807 | 3/08/2024 | QC | U | I | 11 | 100 |
| GRANTOR: O'STEEN GORDON ALAN | | | | | | |
| GRANTEE: MCCLAIN KAREN ANN | | | | | | |
| 1507/199 | 1/29/2024 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT FOR LO | | | | | | |
| GRANTEE: O'STEEN GORDON ALAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 FSP= S4 W19 N18 E19S14$ N14 W19 S14 W14 UCP= N11 W20 S20 E20 N9$ S9 W9 FST= W12 S9 E12 N9$ S9 W12 S13 E23 N4 E33 FOP= S4 E7 N5 W6 S1W1$E1 N1 E6 S5 E28 N31$.

## 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 | 30 | 360.00 | UT | 1.65 | 1.65 | 100 | 0 | 0 | 3 | 100 | 594 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,794

| 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 | 2.77 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 30,470 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.26 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 13,860 | | | | | | | |

REVIEW DATE 05/25/2017 BY BC Total Acres: 4.03 Total Land Value: 44,330 Market: 0 Agricultural: 0 Common: 44,330 PRINTED 11/18/2025 BY SYS