COMM AT INTERS OF S R/W OF C R 2
NW1/4 OF NE1/4 RUN NW ALONG R/W
POB. RUN S 235.58 FT, W 221.53 F

NIEDERMEYER WILLIAM/L'HEUREUX VICTORIA
2656 SE CR 252
LAKE CITY, FL 32025

2026

22-4S-17-08671-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

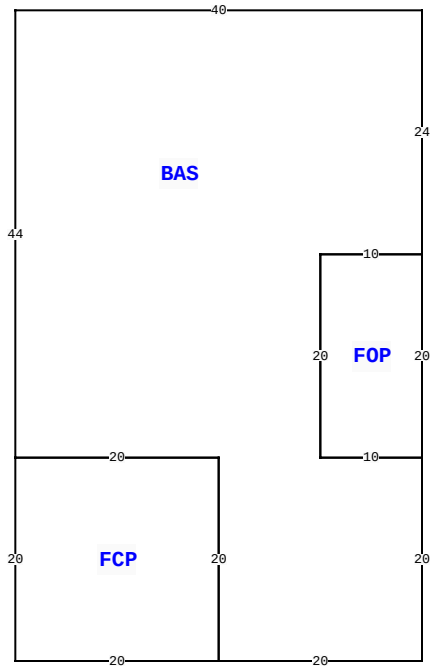
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	1,960	100		1,960	88,033
FCP	400	25		100	4,492
FOP	200	30		60	2,695
TOTALS	2,560			2,120	95,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	61.6920	69.10	146,492	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1960 HX Base Yr 2009



2656 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		95,220
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		120,320
SOH/AGL Deduction		52,794
ASSESSED VALUE		67,526
TOTAL EXEMPTION VALUE	HX HB	42,526
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047251	Electrical Servic	0	05/17/2023
000045895	Electrical Servic	0	11/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1039/1956	3/04/2005	WD	Q	I		58,000

GRANTOR: JONES
GRANTEE: NIEDERMEYER & L'HEU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S44 FCP= S20 E20 N20 W20$ E20 S20 E20 N20 FOP= N20 W10 S20 E10$ W10 N20E10 N24$.

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	2017	2017	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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			0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 05/23/2023 BY TW Total Acres: 1.75 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 10/03/2025 BY SYS