

COMM AT NW COR OF NE1/4 OF NW1/4
TO E R/W OF SR-133 FOR POB, RUN
S R/W OF SR-252. SE ALONG R/W 19

ACRES BRYAN C/ACRES JESSICA
2266 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08678-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	3,355
BAS	3,160	100		3,160	252,416
FGR	624	55		343	27,398
FOP	208	30		62	4,952
FSP	126	40		50	3,994

TOTALS	4,160			3,657	292,116
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
3	0020	BARN, FR	0	100	0	0	1.00	UT 0.00	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	100					41.22
3	9910	M	MKT. VAL. AG	100					41.22

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,657	109.7250	122.89	449,409	1974	1974	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 3202 HX Base Yr 2024												
2266 SE COUNTY ROAD 252 , LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/21/2022 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		292,116	
TOTAL MARKET OB/XF VALUE		5,000	
TOTAL LAND VALUE - MARKET		337,760	
TOTAL MARKET VALUE		316,658	
SOH/AGL Deduction		13,766	
ASSESSED VALUE		302,892	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		252,170	
TOTAL JUST VALUE		634,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		634,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050090	Electrical Servic	0	06/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2126	8/25/2023	WD	Q	I	01	775,000
GRANTOR: TARDIF LOUISE						
GRANTEE: ACRES BRYAN C						
1480/2490	12/06/2022	LE	U	I	14	100
GRANTOR: TARDIF LOUISE						
GRANTEE: TARDIF LOUISE (ENH)						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 BAS= N3 FSP= N9 W14 S9 E14\$ W14 S3 E14\$ W14 N12 W25 S12 W27 S34 E26 FOP= S8 E26 N8 W26\$ E39 FGR= S16 E26 N24 W26 S8\$ N8 E25 N26\$.									