THE E 210 FT OF THE FOLLOWING: B
OF SEC, RUN E 1534.92 FT, S 2076
N R/W C-252, NW'LY ALONG R/W 188

STUTZ FERNANDO
3299 SE CR 252
LAKE CITY, FL 32025

2026

23-4S-17-08710-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

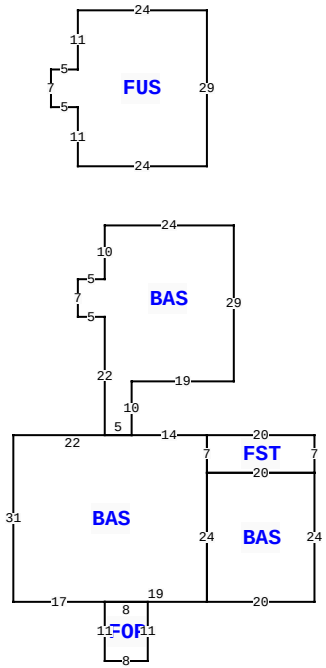
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	30,177
BAS	781	100		781	49,100
BAS	1,116	100		1,116	70,161
FOP	88	30		26	1,635
FST	140	55		77	4,841
FUS	731	100		731	45,956
TOTALS	3,336			3,211	201,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,211	86.3550	96.72	310,568	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 3108 HX Base Yr 2006



3299 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		201,869
TOTAL MARKET OB/XF VALUE		4,840
TOTAL LAND VALUE - MARKET		92,435
TOTAL MARKET VALUE		216,809
SOH/AGL Deduction		99,437
ASSESSED VALUE		117,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,650
TOTAL JUST VALUE		299,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,144

SALE:1:1: 10 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050438	Electrical Servic	0	07/25/2024
6917	M H	60	03/09/1993
6803	M H	60	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1237/1801	7/03/2012	WD	U	I	30	0
GRANTOR: FERNANDO & ELAINE STU						
GRANTEE: FERNANDO STUTZ						
1053/0374	7/19/2005	WD	Q	I		110,000
GRANTOR: ROLAND L TARDIF						
GRANTEE: FERNANDO & ELAINE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N10 E19 N29 W24 S10 W5 S7 E5 S22 E5$ W22 S31 E17 FOP= S11 E8 N11 W8$ E19 BAS= E20 N24 W20 S24$ N24 FST= E20 N7 W20 S7$ N7$ PTR= N50 FUS= N29 W24 S11 W5 S7 E5 S11 E24$ S50$.

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	0030	BARN,MT	0	100	24	32	768.00	UT	10.00	10.00	50	2005	2005	3	50	3,840	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,840

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	1.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	7,600							
2	6200	A	PASTURE 3	0		00	0.00	0.00	8.93	AC		1.00	1.00	1.00	280.00	280.00	2,500							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.93	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,835							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 9.93 Total Land Value: 10,100 Market: 84,835 Agricultural: 2,500 Common: 7,600 PRINTED 11/18/2025 BY SYS