COMM AT SE COR OF NE1/4 OF SEC R
FOR POB, CONT W 524.34 FT TO C/L
RUN S 31 DG E 125.34 FT, RUN S 7

DICKS CHRISTOPHER QUILLIAN/DICKS AMANDA DEE
4037 SE CR 252
LAKE CITY, FL 32025

2025

23-4S-17-08714-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

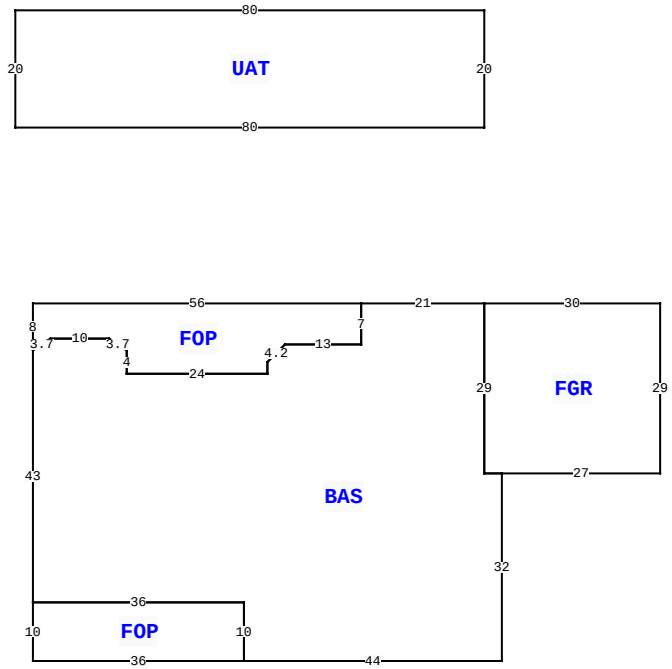
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
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	3,927	100		3,927	409,700
FGR	870	55		478	49,869
FOP	360	30		108	11,268
FOP	507	30		152	15,858
UAT	1,600	10		160	16,692
TOTALS	7,264			4,825	503,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,825	116.8072	130.82	631,206	2014	2014	0	10	0	10.25	79.75

1 SINGLE FAM 100% - 2015 Heated Area: 3927 HX Base Yr 2015



4037 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		503,387
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		517,966
SOH/AGL Deduction		198,995
ASSESSED VALUE		318,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,249
TOTAL JUST VALUE		626,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28448	SFR	1,515	03/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/2067	8/15/2008	WD	Q	V		110,000

GRANTOR: CAMILLE PEACOCK PEARC

GRANTEE: CHRISTOPHER W & AMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W56 S8 R3 U2 E10 D2 R3 S4 E24 N2 R3 U3 E13 N7$ S7 W13 D3 L3 S2 W24 N4 L3 U2 W10 D2 L3 S43 FOP= S10 E36 N10 W36$ E36 S10 E44 N32 FGR= E27 N29 W30 S29 E3$ W3 N29$ PTR= N30 UAT= N20 W80 S20 E80$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1,620.00	UT	2.00	2.00	100	2014	2014	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							

REVIEW DATE 05/13/2017 BY BC Total Acres: 20.00 Total Land Value: 11,339 Market: 114,000 Agricultural: 5,339 Common: 6,000 PRINTED 08/18/2025 BY SYS