

BEG NE COR OF SE1/4 OF SW1/4, E
OF CREEK BED, MEANDER NE ALONG C
1073.96 FT TO C/L OF SAID CREEK

RECENDIZ CARIDAD CARIN
3650 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

23-4S-17-08714-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	5	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02

NEIGHBORHOOD/LOC	23417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	250,150
TOTALS	2,232			2,232	250,150

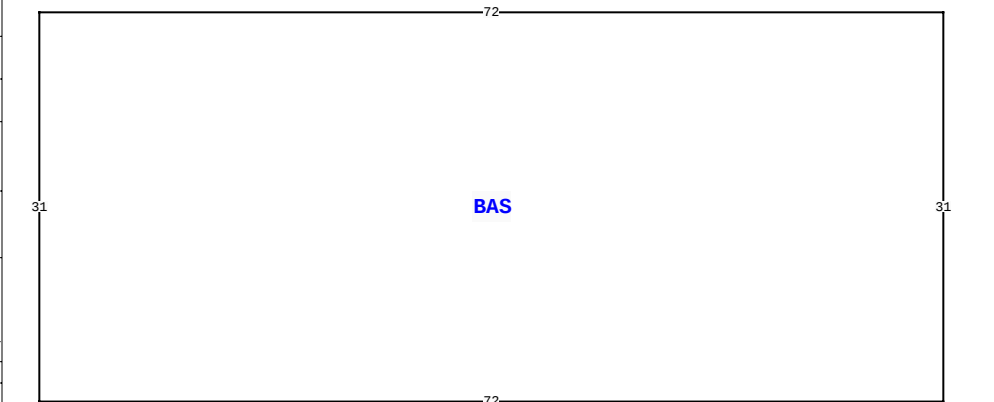
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.74	AC		1.00	1.00	0.70	9,500.00
2	5500	A	TIMBER 2	100					5.00	AC		1.00	1.00	1.00	445.00
3	9910	M	MKT.VAL.AG	100					5.00	AC		1.00	1.00	0.70	9,500.00

REVIEW DATE	05/12/2021	BY	JB
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,232	117.0000	120.51	268,978	2021	2021	0	0	0	7.00	93.00
1 MANUF 3			100% - 2024		Heated Area: 2232			HX Base Yr 2024				



3650 SE COUNTY ROAD 252	, LAKE CITY	04/07/2025	MLU
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TOTAL OB/XF															
7,000															

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7,000															

Total Acres: 8.74	Total Land Value: 27,096	Market: 33,250	Agricultural: 2,225	Common: 24,871
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		250,150
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		58,121
TOTAL MARKET VALUE		284,246
SOH/AGL Deduction		0
ASSESSED VALUE		284,246
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		233,524
TOTAL JUST VALUE		315,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041416	Mobile Home		05/18/2021
41416	MH		02/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1497/2252	8/15/2023	WD U	I	I	12	309,900	
GRANTOR: 21ST MORTGAGE CORPORA							
GRANTEE: RECENDIZ CARIDAD CA							
1486/2520	3/21/2023	CT U	I	I	18	100	
GRANTOR: BOUTWELL JENIFER L							
GRANTEE: 21ST MORTGAGE CORPO							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[ORIG=15,11] E72 S31 W72 N31 \$															