THE E 296.63 FT OF THE W
813.55 FT OF SW1/4 OF SE1/4
LYING N OF CR-252 (AKA LOT 18

DUREN SCOTT L/DUREN ANNA T
4773 SE CR 252
LAKE CITY, FL 32025

2026

24-4S-17-08728-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

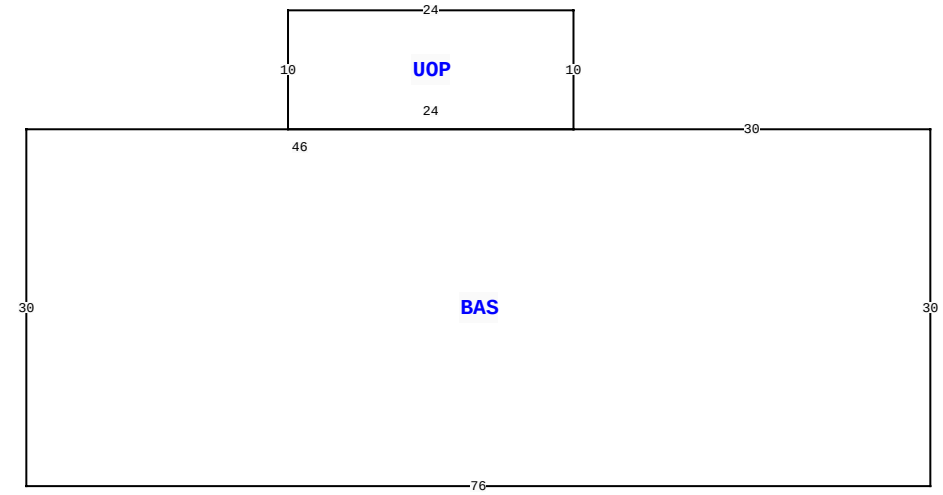
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	24417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	141,590
UOP	240	25		60	3,726
TOTALS	2,520			2,340	145,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,340	113.9000	107.07	250,544	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2011 Heated Area: 2280 HX Base Yr 2011



4773 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,316
TOTAL MARKET OB/XF VALUE		10,340
TOTAL LAND VALUE - MARKET		53,865
TOTAL MARKET VALUE		209,521
SOH/AGL Deduction		82,523
ASSESSED VALUE		126,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,276
TOTAL JUST VALUE		209,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28694	M H	491	06/28/2010
18455	M H	125	06/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/1777	12/09/2009	WD	Q	V	01	50,000
GRANTOR: MARIE M & DANIA K CHA						
GRANTEE: SCOTT & ANNA DUREN						
1051/1005	5/23/2005	WD	U	V	09	80,000
GRANTOR: KERSAINT						
GRANTEE: CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N10 W24 S10 E24$ W46 S30 E76 N30$.

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	12	16	192.00	UT	7.50	7.50	100	2005	2005	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0296	SHED METAL	0	100	12	28	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,340

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.38	AC		1.00	1.00	1.00	3,500.00	3,500.00	18,830							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	3,500.00	3,500.00	35,035							

REVIEW DATE 06/12/2017 BY BC Total Acres: 15.39 Total Land Value: 53,865 Market: 0 Agricultural: 0 Common: 53,865 PRINTED 11/19/2025 BY SYS