COMM SE COR OF NE1/4 OF SW1/4, W
R/W LINE CR-252, NW ALONG CURVE
POB, CONT NE ALONG CURVE 90.56 F

DURRANCE TRISTAN DAVID
4453 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

24-4S-17-08728-025

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

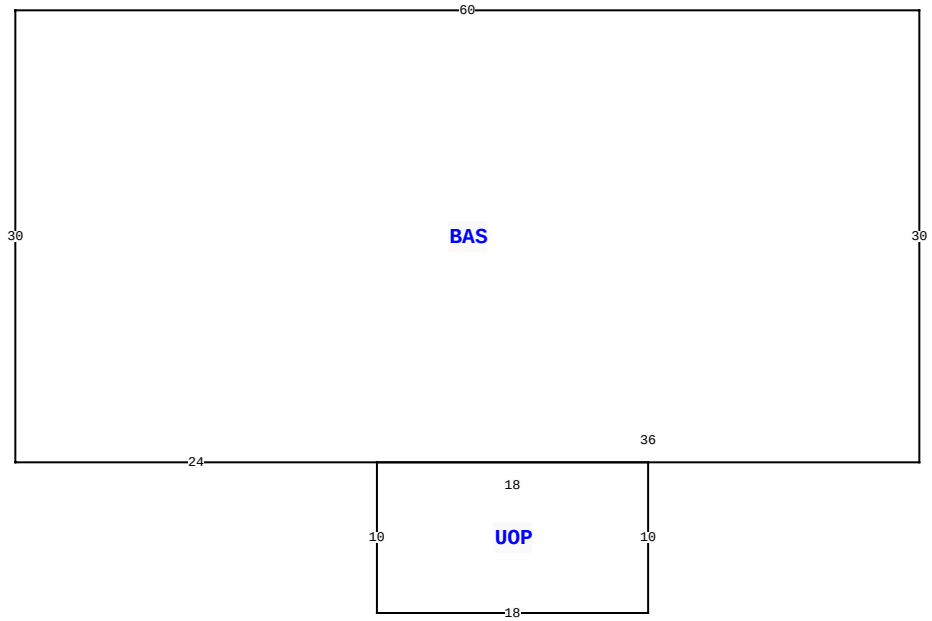
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 24417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	105,999
UOP	180	25		45	2,650
TOTALS	1,980			1,845	108,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,845	113.9000	107.07	197,544	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1800 HX Base Yr



4453 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,649
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	134,649
SOH/AGL Deduction	0
ASSESSED VALUE	134,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,649
TOTAL JUST VALUE	134,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044232	Roof Replacement	4,550	04/21/2022
26156	M H	345	08/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1314	3/07/2025	WD	Q	I	01	250,000
GRANTOR: HARPER CRYSTAL						
GRANTEE: DURRANCE TRISTAN DA						
1124/1163	6/27/2007	QC	Q	V	06	100
GRANTOR: CRYSTAL HARPER						
GRANTEE: CRYSTAL HARPER & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E24 UOP= S10 E18 N10 W18$ E36 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 07/21/2025 BY TP Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS