

NORRIS CHRISTINE
252 NW KING CT
LAKE CITY, FL 32055

29-1S-17-04599-002

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0301BELOW AVG. 100 FLAT 100

Roof Cover1212MODULAR MT 100

Interior Wall0404PLYWOOD 100

Interior Floor1414CARPET 90

Interior Floor0808SHT VINYL 10

Air Condition0202WINDOW 100

Heating Type0404AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Stories1.1.100

Architectual Units0101CONV 100 0 100

Condition Adj030303 100

Kitchen Adjus010101 100

Quality0303

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC29117.001.00/

TOTALS1,5201,34726,741

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10252LEAN-TO W/01002412288.00UT1.501.506020102010360259

20296SHED METAL0100001.00UT0.000.00100201020103100600

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

49945Well/Sept00001.00UT7,000.007,000.0010031007,000

LAND DESCRIPTIONTOTAL OB/XF14,859

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.001.00AC1.001.001.005,200.005,200.005,200

25700ATIMBER 40A-10.000.0024.64AC1.001.001.00227.00227.005,593

39910MMKT.VAL.AG0A-10.000.0024.64AC1.001.001.005,200.005,200.00128,128

40200CMBL HM01.00AC1.001.001.005,200.005,200.005,200

REVIEW DATE11/03/2020BYJBTotal Acres: 26.64Total Land Value: 15,993Market: 128,128Agricultural: 5,593Common: 10,400PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,34782.710049.6366,852199119910060.0040.00

1 MOBILE HME 0% - 2021Heated Area: 1304HX Base Yr 2021

UCPBASBAS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

12/02/2022MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE124,534

TOTAL MARKET OB/XF VALUE14,859

TOTAL LAND VALUE - MARKET138,528

TOTAL MARKET VALUE155,386

SOH/AGL Deduction63,618

ASSESSED VALUE91,768

TOTAL EXEMPTION VALUEHX HB WX46,032

BASE TAXABLE VALUE45,736

TOTAL JUST VALUE277,921

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE280,070

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1473/12965/31/2022LEUII14100

GRANTOR: NORRIS CHRISTINE (ENH)

GRANTEE: GIBSON EDWARD AND C

1449/12110/04/2021LEUII14100

GRANTOR: NORRIS CHRISTINE

GRANTEE: NORRIS CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S14 E76 N14 BAS= N12 W20 S12 E20\$ W20 UCP= N12 W18 S12 E18\$ W18 \$.

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