

HEPPNER MICHAEL W/HEPPNER PATRICIA A
5726 SE COUNTY ROAD 252
LAKE CITY, FL 32025

30-4S-18-10513-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																			
Exterior Wall	31	VINYL SID	100	0800	02	1,620	117.9000	70.74	114,599	1994	1994	0	0	60.00	40.00	STANDARD																	
Roof Structur	03	GABLE/HIP	100	1 MOBILE HME 100% - 2006										Heated Area: 1620										HX Base Yr 2006									
Roof Cover	14	PREFIN MT	100	BAS										BUILDING MARKET VALUE										45,840									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										13,500									
Interior Floo	14	CARPET	90											TOTAL LAND VALUE - MARKET										70,070									
Interior Floo	08	SHT VINYL	10											TOTAL MARKET VALUE										70,349									
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										31,599									
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										38,750									
Bedrooms		3	100											TOTAL EXEMPTION VALUE										HX HB 13 37,141									
Bathrooms		2	100											BASE TAXABLE VALUE										1,609									
Stories	1.	1.	100											TOTAL JUST VALUE										129,410									
Architectual Units	01	CONV	100											NCON VALUE										0									
Condition Adj	03	03	100	INCOME VALUE																													
Kitchen Adjus	01	01	100	PREVIOUS YEAR MKT VALUE										129,410																			
Quality										05 05																							
DOR CODE										5000 IMPROVED AG																							
MAP NUM										MKT AREA		04																					
NEIGHBORHOOD/LOC										1418.00		1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,620	100		1,620	45,840																												
TOTALS										1,620		1,620		45,840																			
EXTRA FEATURES										5726 SE COUNTY ROAD 252 , LAKE CITY																							
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																		
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200																		
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800																		
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																		
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
6	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																		
7	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																		
LAND DESCRIPTION										TOTAL OB/XF										13,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,070																
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009																
REVIEW DATE										09/29/2015		BY		DF		Total Acres: 10.01		Total Land Value: 11,009		Market: 63,070		Agricultural: 4,009		Common: 7,000		PRINTED 11/18/2025 BY SYS							