COMM SE COR OF SW1/4, RUN N 33 D
FOR POB, RUN N 53 DEG E 682.38 F
W 317.83 FT, S 53 DEG W 672.32 F

FENDER WILBURN D/FENDER SYLVIA A
6050 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

30-4S-18-10513-009

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

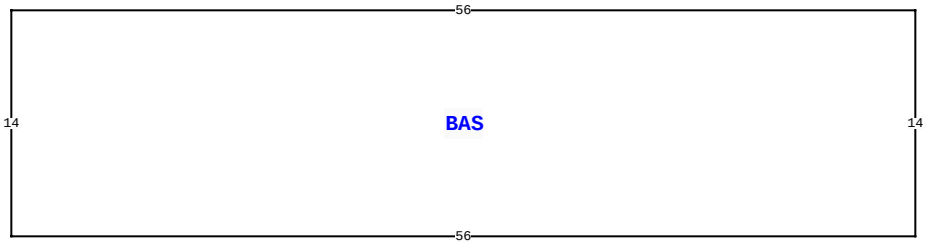
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	69,893
TOTALS	784			784	69,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	112.9000	106.13	83,206	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 0% - 2021 Heated Area: 784 HX Base Yr



6050 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,893
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	30,720
TOTAL MARKET VALUE	107,613
SOH/AGL Deduction	11,524
ASSESSED VALUE	96,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,089
TOTAL JUST VALUE	107,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34615	M H	670	11/03/2016
22690	M H	0	01/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/0776	9/18/2015	WD	U	I	37	30,000
GRANTOR: ANGELA M DOUGLAS						
GRANTEE: WILBURN D & SYLVIA						
1300/0743	7/06/2015	QC	U	I	11	100
GRANTOR: PHILLIP C DOUGLAS III						
GRANTEE: ANGELA M DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	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 7,000

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	5.12	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,720							

REVIEW DATE 12/27/2016 BY JS Total Acres: 5.12 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 11/17/2025 BY SYS