

WOMBLE CELENE JAN/WOMBLE PATRICK
7385 SE CR 252
LAKE CITY, FL 32025

32-4S-18-10522-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 2										3
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		19		COMMON BRK 100		0100		01		2,669		123.7824		138.64		370,030		2006		2006		0		0		019.00		81.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2007				Heated Area: 2078										HX Base Yr 2007		Tax Group: 3					Tax Dist:							
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					299,724							
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					19,352							
Interior Floor		14		CARPET 80																								TOTAL LAND VALUE - MARKET					162,800							
Interior Floor		15		HARDTILE 20																								TOTAL MARKET VALUE					330,017							
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					106,530							
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					223,487							
Bedrooms				3 100																								TOTAL EXEMPTION VALUE					HX HB 50,722							
Bathrooms				3 100																								BASE TAXABLE VALUE					172,765							
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					421,876							
Stories		1.5		1.5 100																								NCON VALUE					0							
Architectual		05		CONV 100																								INCOME VALUE												
Units				0 100																								PREVIOUS YEAR MKT VALUE					425,877							
Condition Adj		03		03 100																																				
Kitchen Adjus		01		01 100																																				
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		2,078		100				2,078		233,356																														
FGR		631		55				347		38,967																														
FOP		294		30				88		9,882																														
FOP		520		30				156		17,519																														
TOTALS		3,523						2,669		299,724																														
EXTRA FEATURES																																								
7385 SE COUNTY ROAD 252																																								
BLD DATE																																								
XF DATE																																								
INC DATE																																								
LGL DATE																																								
LAND DATE																																								
AG DATE																																								
04/14/2025																																								
MLU																																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
BAS= W27 FOP= W40 S13 E40 N13\$ S13 W40 N13 W13 S38 FOP= S7																																								
E42 N7 W42\$ E53 FGR= S7 E27 N25 W16 S4 W11 S14\$ N14 E11 N4																																								
E16 N20\$.																																								
REVIEW DATE		10/05/2022		BY		JB		Total Acres: 25.70		Total Land Value: 10,941		Market: 98,800		Agricultural: 6,941		Common: 4,000		PRINTED 11/21/2025 BY SYS																						

[illegible]