LOT 6 HUNTER'S OAK S/D.
747-221, 835-715, 842-2262, 873-

SLUDER RORY GORDON
252 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-106

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

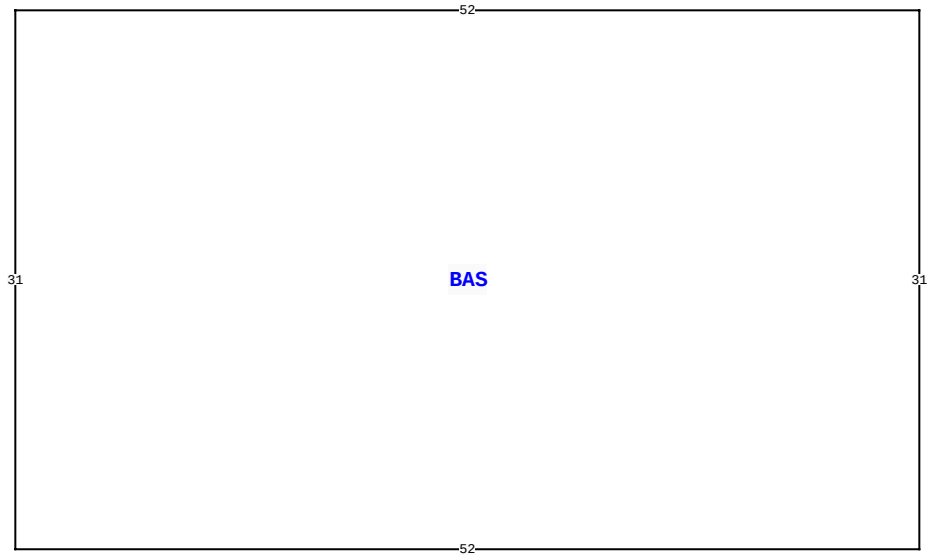
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	150,340
TOTALS	1,612			1,612	150,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,612	113.9000	104.79	168,921	2019	2019	0	0	0	11.00	89.00

1 MODULAR 1 0% - 2025 Heated Area: 1612 HX Base Yr



252 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	150,340
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	30,450
TOTAL MARKET VALUE	187,790
SOH/AGL Deduction	0
ASSESSED VALUE	187,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,790
TOTAL JUST VALUE	187,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,168

SALE:2:1: LOT 6 HUNTER OAK
LAND:1:1: 2.03 AC
SALE:1:1: BY ASSIGNMENT OF AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37909	M H	450	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/874	12/30/2024	QC	U	I	11	100
GRANTOR: SLUDER SALLY						
GRANTEE: SLUDER RORY GORDON						
1363/2327	6/12/2018	PR	U	V	30	0
GRANTOR: SALLY SLUDER PR ESTAT						
GRANTEE: SALLY SLUDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E52 N31$.

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		00	0.00	0.00	2.03	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,450							

REVIEW DATE 07/22/2019 BY BC Total Acres: 2.03 Total Land Value: 30,450 Market: 0 Agricultural: 0 Common: 30,450 PRINTED 11/18/2025 BY SYS