NW DIV: COMM NE COR OF BLK K, W
POB, S 75.03 FT, W 80.03 FT, N 7
N LINE OF BLK K, E 80.03 FT TO P

WOODEN BRITTANI
PO BOX 1756
HIGH SPRINGS, FL 32644

2026

00-00-00-11557-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

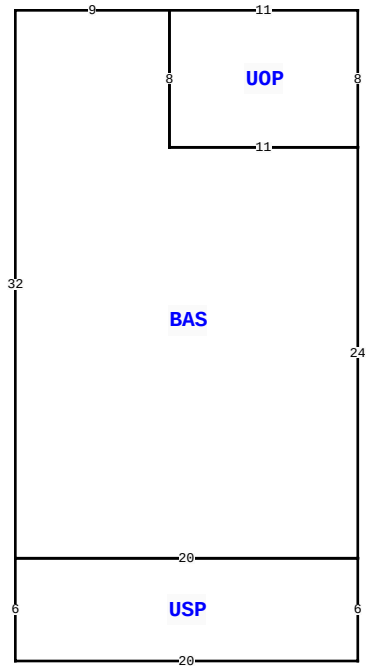
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	15,602
UOP	88	20		18	509
USP	120	35		42	1,187
TOTALS	760			612	17,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	612	45.0765	51.39	31,451	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



252 NW FRONIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	38,952
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,832
TOTAL MARKET VALUE	42,784
SOH/AGL Deduction	0
ASSESSED VALUE	42,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,784
TOTAL JUST VALUE	42,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/362	9/24/2021	WD	U	I	11	100
GRANTOR: JONES TALMAGE						
GRANTEE: WOODS BRITTANI						
1377/2159	12/27/2018	AG	U	I	21	16,000
GRANTOR: WALTER JONES & TALMAD						
GRANTEE: BRITTANI WOODEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S32 USP= S6 E20 N6 W20$ E20 N24 UOP= N8 W11 S8 E11$ W11 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		*RSF-1	146.00	75.00	10,950.00	SF		1.00	1.00	0.70	0.50	0.35	3,832							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.25 Total Land Value: 3,832 Market: 0 Agricultural: 0 Common: 3,832 PRINTED 05/08/2026 BY SYS

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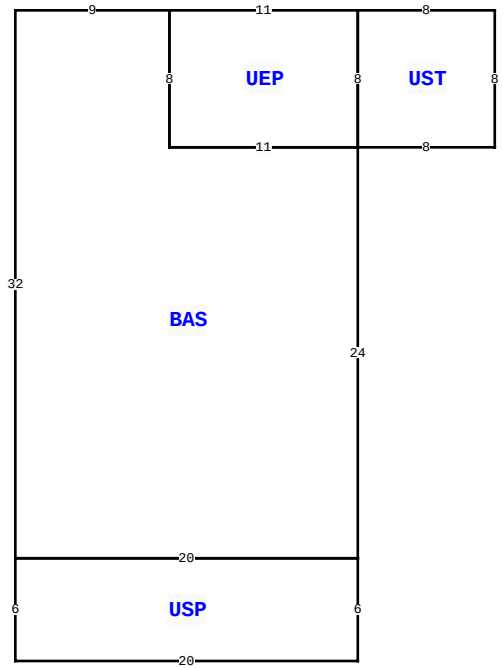
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	17,681
UEP	88	60		53	1,698
USP	120	35		42	1,345
UST	64	45		29	929
TOTALS	824			676	21,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	676	51.0867	58.24	39,370	1940	1940	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



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UEP= N8 W11S8 E11$ W11 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.25 Total Land Value: 3,832 Market: 0 Agricultural: 0 Common: 3,832 PRINTED 05/08/2026 BY SYS