(AKA PARCEL "B" DESC AS): BEG IN OF SE1/4 OF SE1/4 & E R/W OF CR- ALONG R/W 675.99 FT, E 967.60 FT

CURRY JACQUELINE
1121 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2027

03-4S-16-02725-000

BUILDING CHARACTERISTICS

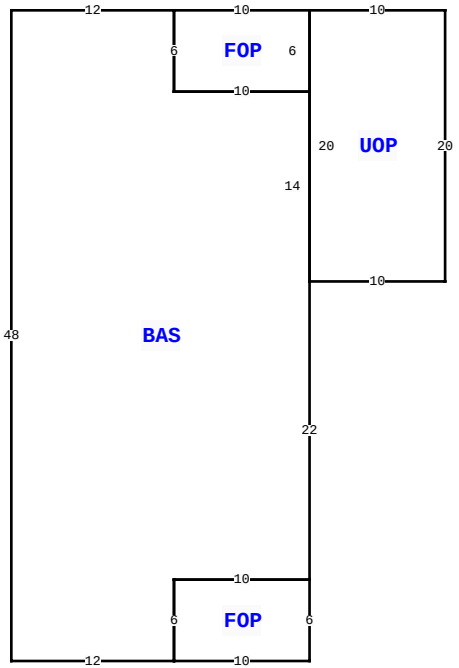
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	19,125
FOP	60	30		18	368
FOP	60	30		18	368
UOP	200	20		40	817
TOTALS	1,256			1,012	20,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,012	53.0712	58.38	59,081	1949	1949	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2015 Heated Area: 936 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

1093 SW COUNTY ROAD 252B , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,061
TOTAL MARKET OB/XF VALUE	10,140
TOTAL LAND VALUE - MARKET	98,880
TOTAL MARKET VALUE	231,081
SOH/AGL Deduction	128,205
ASSESSED VALUE	102,876
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	51,465
TOTAL JUST VALUE	231,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14134	M H	125	06/12/1998
11535	M H	125	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1974	4/04/2014	QC	U	I	11	100
GRANTOR: KATELYN T CURRY, PER						
GRANTEE: JACQUELINE CURRY						
1271/0851	3/19/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (MINN						
GRANTEE: JACQUELINE CURRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S48 E12 FOP= E10 N6W10 S6$ N6 E10 N22 UOP= E10 N20 W10 S20$ N14 FOP= N6 W10 S6 E10$ W10 N6$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	240	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,140

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	0200	C	MBL HM	100		A-1	0.00	0.00	12.84	AC		1.00	1.00	1.00	7,000.00	7,000.00	89,880							

REVIEW DATE 09/22/2023 BY KS Total Acres: 14.84 Total Land Value: 98,880 Market: 0 Agricultural: 0 Common: 98,880 PRINTED 11/17/2026 BY SYS

(AKA PARCEL "B" DESC AS): BEG IN OF SE1/4 OF SE1/4 & E R/W OF CR- ALONG R/W 675.99 FT, E 967.60 FT

CURRY JACQUELINE
1121 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2027

03-4S-16-02725-000

BUILDING CHARACTERISTICS

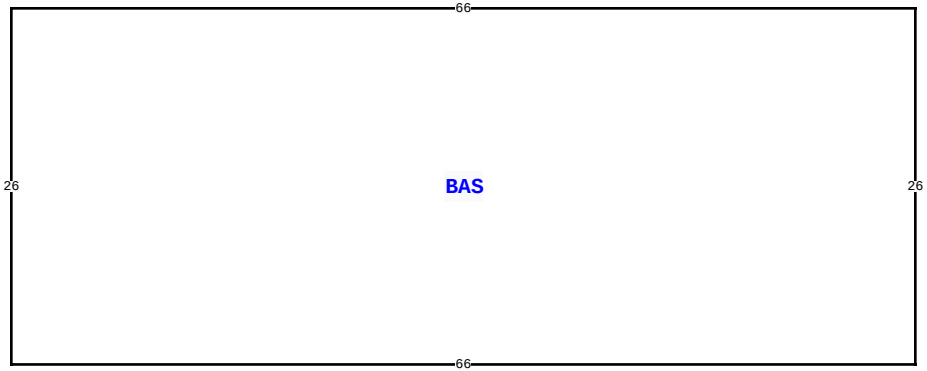
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	101,383
TOTALS	1,716			1,716	101,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,716	115.5000	107.42	184,333	1999	1999	0	0	0	45.00	55.00

4 MANUF 1 100% - 2015 Heated Area: 1716 HX Base Yr 2015



1093 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,061
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		98,880
TOTAL MARKET VALUE		231,081
SOH/AGL Deduction		128,205
ASSESSED VALUE		102,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,465
TOTAL JUST VALUE		231,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1974	4/04/2014	QC	U	I	11	100
GRANTOR: KATELYN T CURRY, PER						
GRANTEE: JACQUELINE CURRY						
1271/0851	3/19/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (MINN						
GRANTEE: JACQUELINE CURRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=16,7] E66 S26 W66 N26 $
.

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

REVIEW DATE 09/22/2023 BY KS Total Acres: 14.84 Total Land Value: 98,880 Market: 0 Agricultural: 0 Common: 98,880 PRINTED 11/17/2026 BY SYS