

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W OF CR 252-B, N ALONG R/W 2
POB, RUN W 204.85 FT, N 71 DEG W

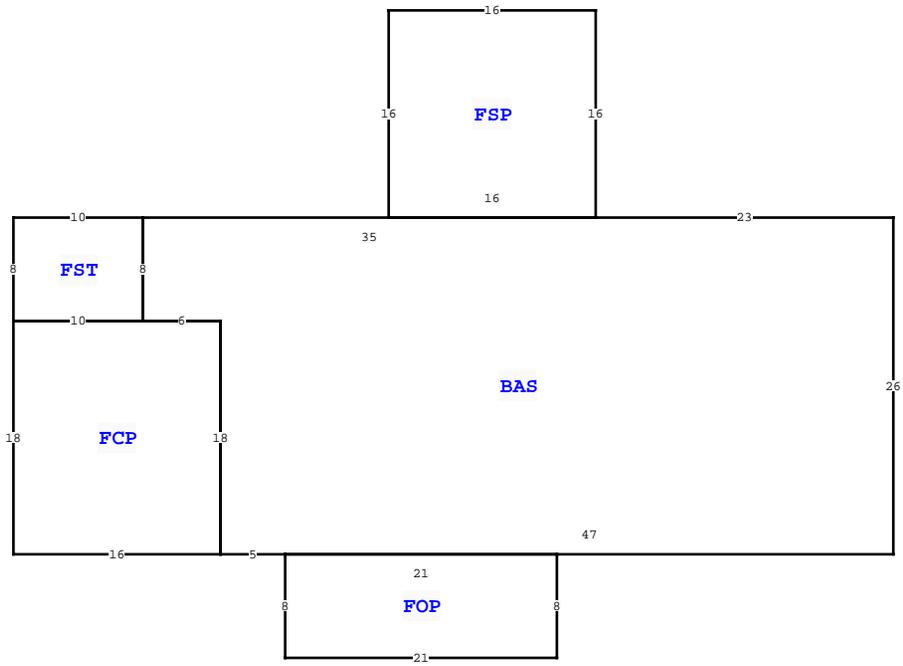
CONKLIN LUKE/CONKLIN HOPE
1256 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2026

03-4S-16-02739-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	06	VINYL ASB	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
FCP	288	25	
FOP	168	30	
FSP	256	40	
FST	80	55	
TOTALS	2,192		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,668	117.6000	134.06	223,612	1976	1976	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,348	
TOTAL MARKET OB/XF VALUE		8,771	
TOTAL LAND VALUE - MARKET		20,700	
TOTAL MARKET VALUE		174,819	
SOH/AGL Deduction		0	
ASSESSED VALUE		174,819	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		174,819	
TOTAL JUST VALUE		174,819	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		172,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2171	2/27/2026	WD Q	Q	I	01	265,000
GRANTOR: TJL ASSOCIATES, LLC						
GRANTEE: CONKLIN LUKE						
1536/1033	3/14/2025	WD U	U	I	37	75,000
GRANTOR: MORRIS MICHAEL R						
GRANTEE: TJL ASSOCIATES, LLC						

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0260	PAVEMENT-A	0	0	12	50	UT	1.10	1.10	30	1993	1993	3	30	198	
3	0120	CLFENCE 4	0	0	0	150.00	UT	4.50	4.50	70	1993	1993	3	70	473	
4	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0297	SHED CONCR	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	6,500	
6	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
TOTALS														8,771		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,700							