

LOTS 39 & 40 CYPRESS CREEK S/D &  
LIZ LANE LYING ADJAC TO THE ABOVE  
WHICH WAS VACATED BY RESOL# 99R-

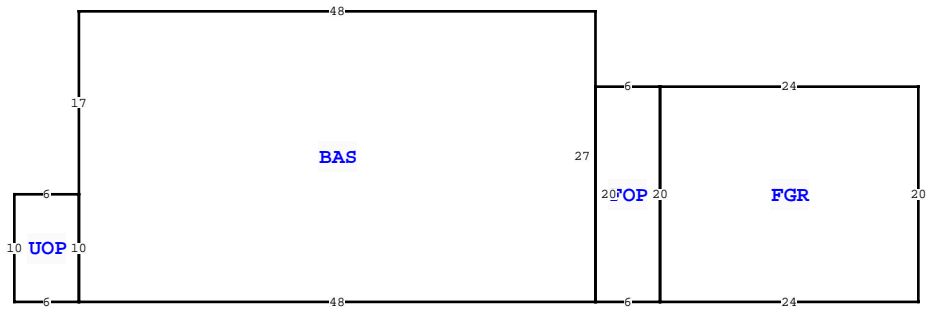
LEE WADE/LEE HOLLY  
973 SW COUNTY ROAD 252B  
LAKE CITY, FL 32024

**2026**

03-4S-16-02739-140

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	70
Roof Cover	03	COMP SHNGL	30
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FGR	480	55	
FOP	120	35	
UOP	60	25	
TOTALS	1,956		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2022	Heated Area: 1296			HX Base Yr 2022			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		97,562	
TOTAL MARKET OB/XF VALUE		32,666	
TOTAL LAND VALUE - MARKET		30,370	
TOTAL MARKET VALUE		160,598	
SOH/AGL Deduction		32,207	
ASSESSED VALUE		128,391	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		76,980	
TOTAL JUST VALUE		160,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40888	MAINT/ALTR	0	11/16/2020
10909	REMODEL	55	03/20/1996
104956	M H	125	11/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2300	9/13/2019	WD Q	Q	I	01	90,900
GRANTOR: RICHARD & CATHY JACOB						
GRANTEE: WADE & HOLLY LEE (H)						
1107/0720	1/05/2007	WD Q	Q	I		175,000
GRANTOR: SEESDORF						
GRANTEE: RICHARD & CATHY JAC						

EXTRA FEATURES		973 SW COUNTY ROAD 252B , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0060	CARPORT F	5.00
3	9945	Well/Sept	7,000.00
4	0060	CARPORT F	5.00
5	0263	PRCH, USP	18.00
6	0296	SHED METAL	12.00
7	0060	CARPORT F	5.00
8	0060	CARPORT F	5.00
9	0120	CLFENCE 4	7.50
10	0080	DECKING	0.00

BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
	04/20/2023				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S17 UOP= W6 S10 E6 N10\$ S10 E48 FOP= E6 FGR= E24 N20 W24 S20\$ N20 W6 S20\$ N27\$.	

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	DPHT 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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		00	0.00	0.00	2.37	AC		1.00	1.00	0.10	10,000.00	1,000.00	2,370							

