

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

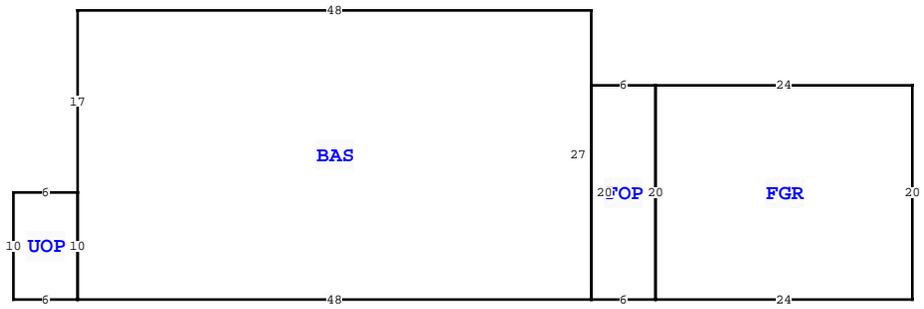
LEE WADE/LEE HOLLY
973 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2026

03-4S-16-02739-140

ELEMENT	CD	CONSTRUCTION
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
Architectual Units	01	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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				



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,855
FGR	480	55		264	16,267
FOP	120	35		42	2,588
UOP	60	25		15	924
TOTALS	1,956			1,617	99,634

973 SW COUNTY ROAD 252B , LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	3,168.00	UT	2.00	2.00	100	1995	1995	3	100	6,336	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1995	1995	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1995	1995	3	100	1,800	
5	0263	PRCH,USP	0	100	18	20	360.00	UT	18.00	18.00	100	1995	1995	3	100	6,480	
6	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	1995	1995	3	100	2,400	
7	0060	CARPORT F	0	100	22	35	770.00	UT	5.00	5.00	100	2007	2007	3	100	3,850	
8	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	100	2007	2007	3	100	1,200	
9	0120	CLFENCE 4	0	100	0	0	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

TOTAL OB/XF 31,666

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	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			99,634
TOTAL MARKET OB/XF VALUE			32,666
TOTAL LAND VALUE - MARKET			30,370
TOTAL MARKET VALUE			162,670
SOH/AGL Deduction			34,279
ASSESSED VALUE			128,391
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			76,980
TOTAL JUST VALUE			162,670
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						

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\$.

