20 AC OFF S SIDE OF N1/2 OF NE1/
S1/2 OF NE1/4 & EX ADD'L RD R/W
DESC ORB 972-2277.

PERKINS CY JR/PERKINS MARY LOU
4712 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

08-4S-16-02814-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	469,100
TOTAL MARKET VALUE	26,363
SOH/AGL Deduction	0
ASSESSED VALUE	26,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,363
TOTAL JUST VALUE	469,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/1401	3/25/2025	LE	U	V	14	100
GRANTOR: PERKINS CY JR						
GRANTEE: PERKINS CY JR (ENH						
0927/2623	5/30/2001	WD	Q	V	01	100
GRANTOR: CY PERKINS JR						
GRANTEE: CY JR & MARY LOU PE						

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	93.82	AC		1.00	1.00	1.00	281.00	281.00	26,363							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	93.82	AC		1.00	1.00	1.00	5,000.00	5,000.00	469,100							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 93.82 Total Land Value: 26,363 Market: 469,100 Agricultural: 26,363 Common: 0 PRINTED 05/08/2026 BY SYS