E 517 FT OF SW1/4 OF NE1/4 AS LI
RD, EX 3.73 AC IN NE COR DESC OR
& EX ADD RD R/W AS DESC IN ORB 9

HANCOCK STELLA MAE KOON
1690 SW COUNTY ROAD 252 B
LAKE CITY, FL 32024-9201

2027

10-4S-16-02843-000

BUILDING CHARACTERISTICS

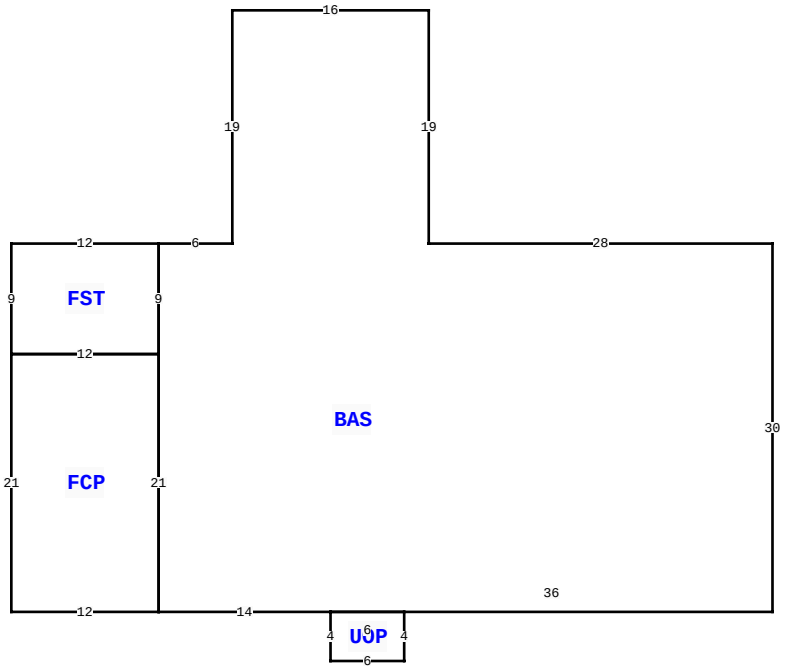
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	142,635
FCP	252	25		63	4,981
FST	108	55		59	4,665
UOP	24	20		5	395
TOTALS	2,188			1,931	152,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	110.5800	121.64	234,887	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1804 HX Base Yr



1690 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0260	PAVEMENT-A	0	100	9	75	1.00	UT	0.00	0.00	100	0	0	3	100	324	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,677
TOTAL MARKET OB/XF VALUE		2,874
TOTAL LAND VALUE - MARKET		89,100
TOTAL MARKET VALUE		163,529
SOH/AGL Deduction		84,839
ASSESSED VALUE		78,690
TOTAL EXEMPTION VALUE	HX HB WX SL	78,690
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		244,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042840	Roof Replacement	8,500	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N19 W16 S19 W6 FST= W12S9 E12 N9$ S9 FCP= W12 S21 E12 N21$ S21 E14 UOP= S4 E6 N4 W6$ E36 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,874

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	370.00	370.00	3,478							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	84,600							

REVIEW DATE 01/18/2024 BY KS Total Acres: 10.40 Total Land Value: 7,978 Market: 84,600 Agricultural: 3,478 Common: 4,500 PRINTED 11/17/2026 BY SYS