LOT 20 CHIPDALE ESTATES.
791-2057, PB 847-2012 THRU 2021,

GUY RAYMOND LESTER/GUY PATRICIA DIANNE
1975 SW COUNTY ROAD 252 B
LAKE CITY, FL 32024

2027

10-4S-16-02862-120

BUILDING CHARACTERISTICS

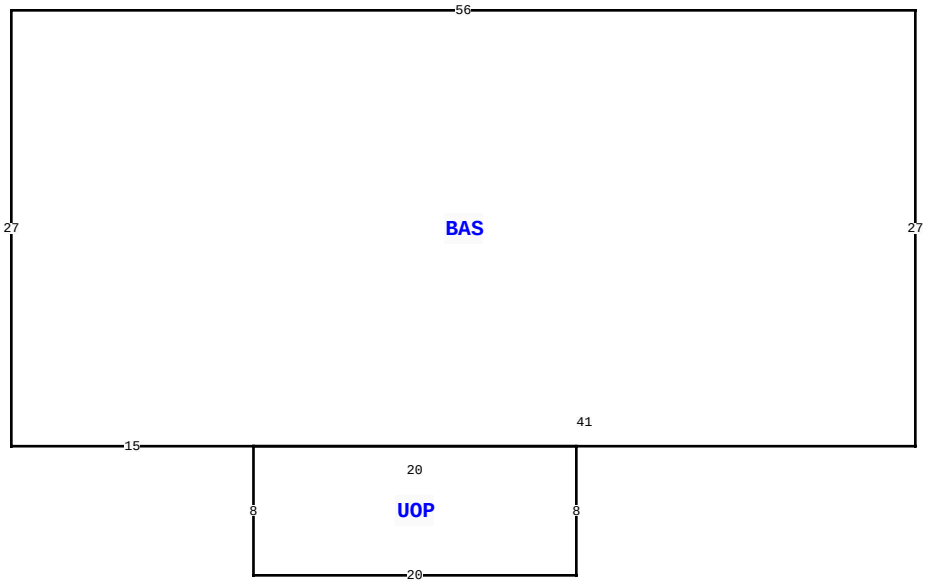
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	125,622
UOP	160	25		40	3,323
TOTALS	1,672			1,552	128,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,552	137.4450	127.82	198,377	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



1975 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	3	21	63.00	UT	1.50	1.50	100	0	0	3	100	95	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0031	BARN,MT AE	0	100	18	25	450.00	UT	20.00	20.00	100	2014	2014	3	100	9,000	
6	0252	LEAN-TO W/	0	100	10	25	250.00	UT	1.50	1.50	100	2014	2014	3	100	375	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,945
TOTAL MARKET OB/XF VALUE		17,070
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,515
SOH/AGL Deduction		37,185
ASSESSED VALUE		127,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,919
TOTAL JUST VALUE		164,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,907

SALE:3:1: ORB 873-2358 FOR VACANT LAND, WE HAVE IM

SALE:2:1: SALE FOR VACANT PROP ASSESSED FOR 9945

SALE:1:1: FORECLOSURE

LAND:1:1: 1.25 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1680	7/02/2021	WD	Q	I	01	155,000
GRANTOR: SIMPSON RICHARD T						
GRANTEE: GUY RAYMOND LESTER						
1116/1615	4/13/2007	WD	Q	I		86,000
GRANTOR: BRABANT						
GRANTEE: RICHARD T SIMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E15 UOP= S8 E20N8 W20$ E41 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,070

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS