LOT 2 MARTINEZ ESTATES S/D.
882-2288, 961-2149, WD 1302-1170

DEAN LAURA/FRALEY BRANDON
2049 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2027

10-4S-16-02862-302

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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

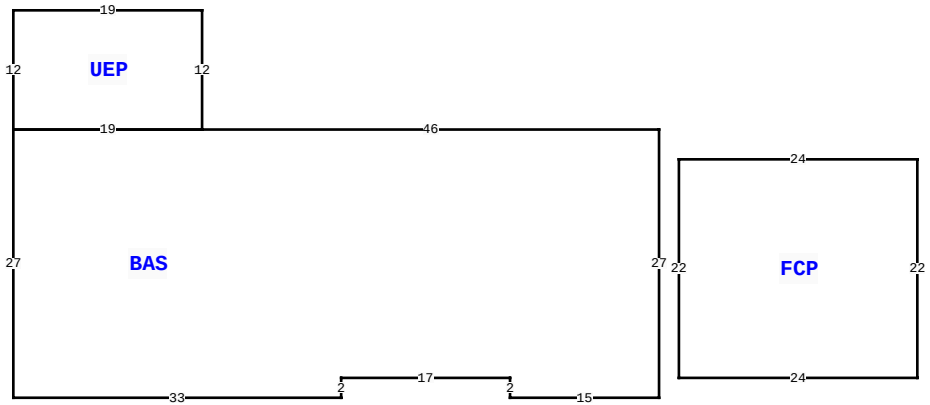
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100		1,721	104,755
FCP	528	25		132	8,034
UEP	228	70		160	9,739
TOTALS	2,477			2,013	122,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,013	119.0000	110.67	222,779	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1721 HX Base Yr 2026



2049 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1993	1993	3	100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,528
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		158,428
SOH/AGL Deduction		0
ASSESSED VALUE		158,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,017
TOTAL JUST VALUE		158,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,746

LAND:1:1: .55 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2451	2/19/2025	WD	Q	I	01	187,000
GRANTOR: BURNS MONICA JILL						
GRANTEE: DEAN LAURA						
1527/1527	11/14/2024	PB	U	I	18	0
GRANTOR: STONEPAINTER KATE ELA						
GRANTEE: BURNS MONICA JILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 W19 S27 E33 N2 E17 S2 E15 N27 $
UEP=[ORIG=-46,0] N12 W19 S12 E19 $
FCP=[ORIG=2,3] E24 S22 W24 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,400

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/04/2025 BY TP Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS