COMM SW COR OF SEC, RUN E 188.19
OF DITCH FOR POB, RUN NE ALONG D
FT TO S R/W C-252, SE ALONG R/W

DAVIS JOSHUA BRETT/DAVIS JESSICA
2104 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

15-4S-17-08359-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

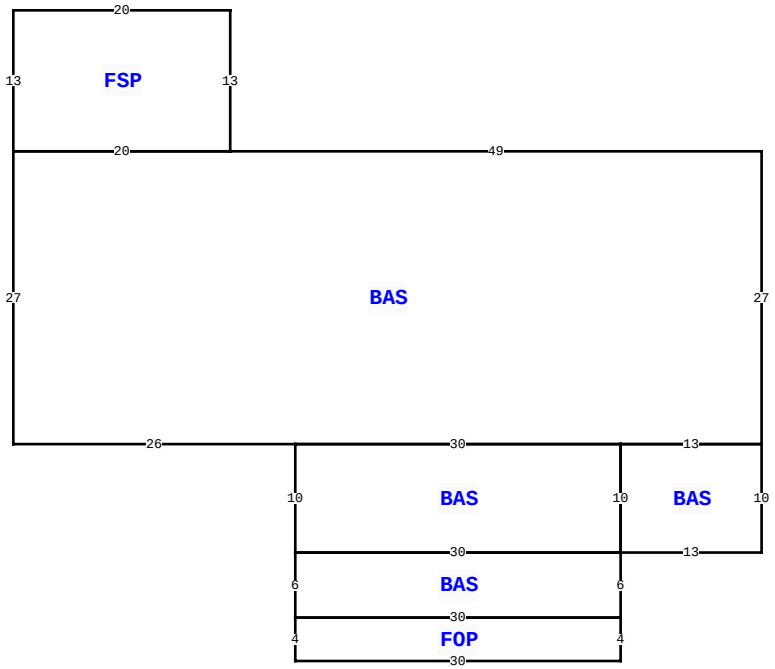
NEIGHBORHOOD/LOC 15417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	10,395
BAS	180	100		180	14,394
BAS	300	100		300	23,989
BAS	1,863	100		1,863	148,971
FOP	120	30		36	2,879
FSP	260	40		104	8,316
TOTALS	2,853			2,613	208,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	111.8400	123.02	321,451	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2473 HX Base Yr



2104 SE COUNTY ROAD 252 , LAKE CITY

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

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
4	0166	CONC,PAVMT	0	0	3	26	78.00	UT	1.50	1.50	100	1996	1996	3	100	117	
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	50	2004	2004	3	50	900	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,943
TOTAL MARKET OB/XF VALUE	10,817
TOTAL LAND VALUE - MARKET	31,600
TOTAL MARKET VALUE	251,360
SOH/AGL Deduction	0
ASSESSED VALUE	251,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,360
TOTAL JUST VALUE	251,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24964	MAINT/ALTR	50	09/12/2006
10428	ADDN SFR	135	11/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/496	4/29/2026	WD	Q	I	01	300,000
GRANTOR: NAPLES JAIME LYNNE						
GRANTEE: DAVIS JOSHUA BRETT						
1443/2327	7/12/2021	WD	Q	I	01	270,000
GRANTOR: ALEXANDER GRADY W						
GRANTEE: NAPLES JAIME LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FSP= N13 W20 S13 E20$ W20 S27 E26 BAS= S10 BAS= S6 FOP= S4 E30 N4 W30$ E30 N6 W30$ E30 N10 W30$ E30 BAS= S10 E13 N10 W13$ E13 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,817

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	0100	C	SFR	0		A-1	0.00	0.00	3.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,600							

REVIEW DATE 05/29/2026 BY TP Total Acres: 3.16 Total Land Value: 31,600 Market: 0 Agricultural: 0 Common: 31,600 PRINTED 11/17/2026 BY SYS