LOT 1 BLOCK 1 ELM ACRES S/D & N
104.06 FT.

O'CONNOR ROBERT L/O'CONNOR MICHAEL
1820 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

16-4S-17-08365-000

BUILDING CHARACTERISTICS

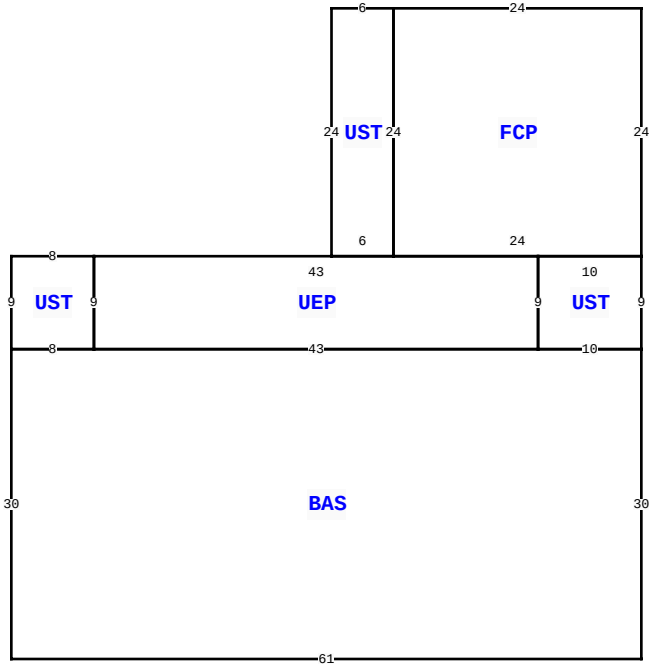
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	151,293
FCP	576	25		144	11,905
UEP	387	60		232	19,180
UST	72	45		32	2,646
UST	90	45		40	3,307
UST	144	45		65	5,374
TOTALS	3,099			2,343	193,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	115.6240	127.19	298,006	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1830 HX Base Yr 2020



1820 SE COUNTY ROAD 252 , 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0011	BARN,BLK A	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	25,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,704
TOTAL MARKET OB/XF VALUE	27,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	244,004
SOH/AGL Deduction	53,928
ASSESSED VALUE	190,076
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	88,665
TOTAL JUST VALUE	244,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,522

PRMT:1:1: REPAIR ROOF & OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30336	MAINT/ALTR	0	08/02/2012
7043	REMODEL	2,500	04/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1237	3/06/2020	QC	U	I	11	100
GRANTOR: LANE D DEKLE & JOAN D						
GRANTEE: ROBERT L O'CONNOR &						
1404/0208	12/30/2019	WD	Q	I	03	192,000
GRANTOR: LANE D DEKLE & JOAN D						
GRANTEE: ROBERT L O'CONNOR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S30 E61 N30 UST= N9 FCP= N24 W24 UST= W6 S24 E6 N24$ S24 E24$ W10 S9 E10$ W10 UEP= N9 W43 S9 E43$ W43 UST= N9 W8 S9 E8$ W8$.

LAND DESCRIPTION

TOTAL OB/XF 27,800

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/08/2017 BY DF Total Acres: 1.03 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS