LOT 2 BLOCK 3 ELM ACRES S/D.

458-401, WD 1352-2464, WD 1363-2

TIPPINS DAVID/MOORER OUIDA
252 SE HOLLY TER
LAKE CITY, FL 32025

2027

16-4S-17-08368-000

BUILDING CHARACTERISTICS

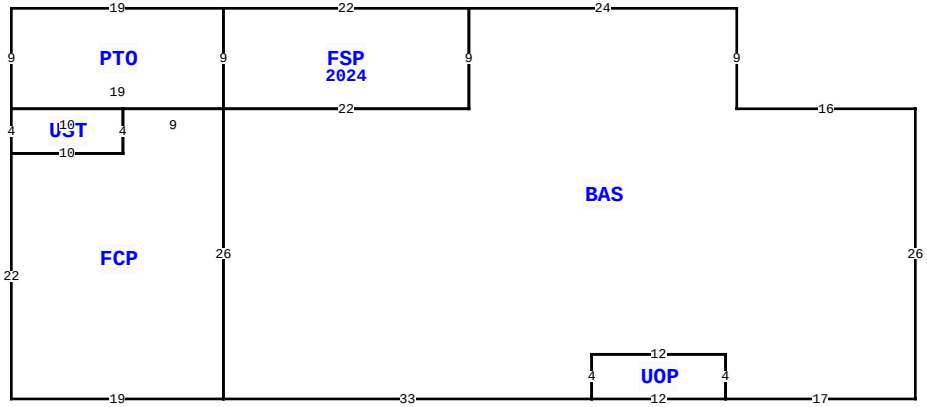
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,780	100		1,780	182,984
FCP	454	25		114	11,719
FSP	198	40	2024	79	8,122
PTO	171	5		9	926
UOP	48	20		10	1,028
UST	40	45		18	1,850
TOTALS	2,691			2,010	206,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	116.8200	128.50	258,285	1980	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1780 HX Base Yr 2025



252 SE HOLLY TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,628
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	239,628
SOH/AGL Deduction	0
ASSESSED VALUE	239,628
TOTAL EXEMPTION VALUE	HX HB 13 239,628
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	239,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2650	4/20/2023	WD	Q	I	01	289,900
GRANTOR: BUSBY WILLIAM SCOTT						
GRANTEE: TIPPINS DAVID						
1363/2704	7/06/2018	WD	Q	I	01	176,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N9 W24 S9 W22 S26 E33 N4 E12 S4 E17 N26 $
FCP=[ORIG=-62,0] W9 S4 W10 S22 E19 N26 $
PTO=[ORIG=-62,-9] W19 S9 E19 N9 $
UOP=[ORIG=-29,26] E12 N4 W12 S4 $
UST=[ORIG=-71,0] W10 S4 E10 N4 $
FSP=[YR=2024;ORIG=-62,-9] S9 E22 N9 W22 $
.

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	300	
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	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
4	0031	BARN,MT AE	0	100	20	30	600.00	UT	10.00	10.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/09/2023 BY ME Total Acres: 1.02 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS