

COMM NE COR OF NW1/4 OF NW1/4, R  
S 2160.58 FT FOR POB, RUN W 377.  
463.62 FT TO RD R/W, RUN SE ALON

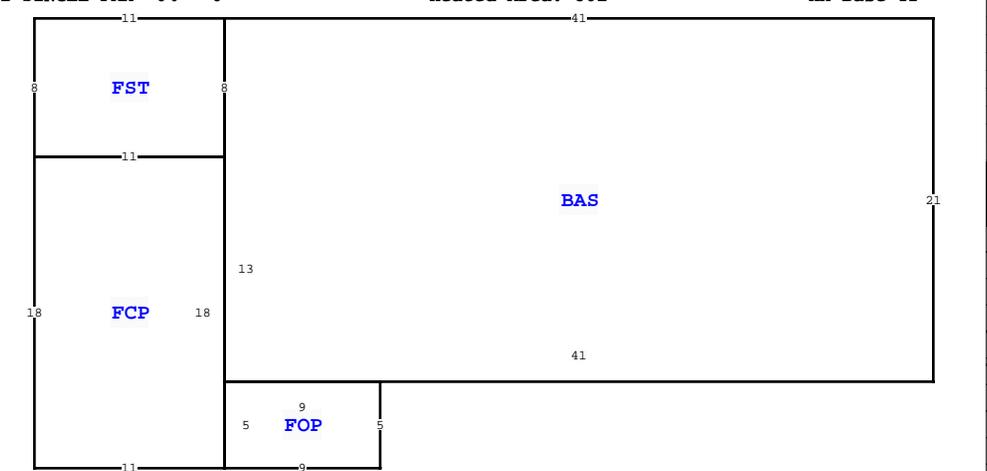
PERRY LARRY JR  
796 SE CR 252  
LAKE CITY, FL 32025

**2026**

16-4S-17-08380-000  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	973	89.2944	101.80	99,051	1964	1964	0	0	35.00	65.00		



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	861	100		861	56,973
FCP	198	25		50	3,309
FOP	45	30		14	926
FST	88	55		48	3,176
TOTALS	1,192			973	64,383

873 SE COUNTY ROAD 252 , LAKE CITY

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

EXTRA FEATURES																
L N	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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	42,390							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			64,383
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			42,390
TOTAL MARKET VALUE			106,773
SOH/AGL Deduction			0
ASSESSED VALUE			106,773
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,773
TOTAL JUST VALUE			106,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30834	MAINT/ALTR	25	03/08/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1500/1919	9/22/2023	QC	U	I	11	100	
GRANTOR: PERRY LASHAUN F							
GRANTEE: PERRY LARRY E JR							
0965/2582	10/24/2002	WD	Q	I	06	35,900	
GRANTOR: MARY JANICE HARRELL							
GRANTEE: LARRY JR & LASHAUN							

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W41 FST= W11 S8 E11 N8S8 FCP= W11 S18 E11 N18S S13 FOP= S5 E9 N5 W9S E41 N21S.