

COMM NE COR OF NW1/4 OF NW1/4, W
S 2562.83 FT, E 213.66 FT FOR PO
FT, S 377.01 FT, NW ALONG CR-252

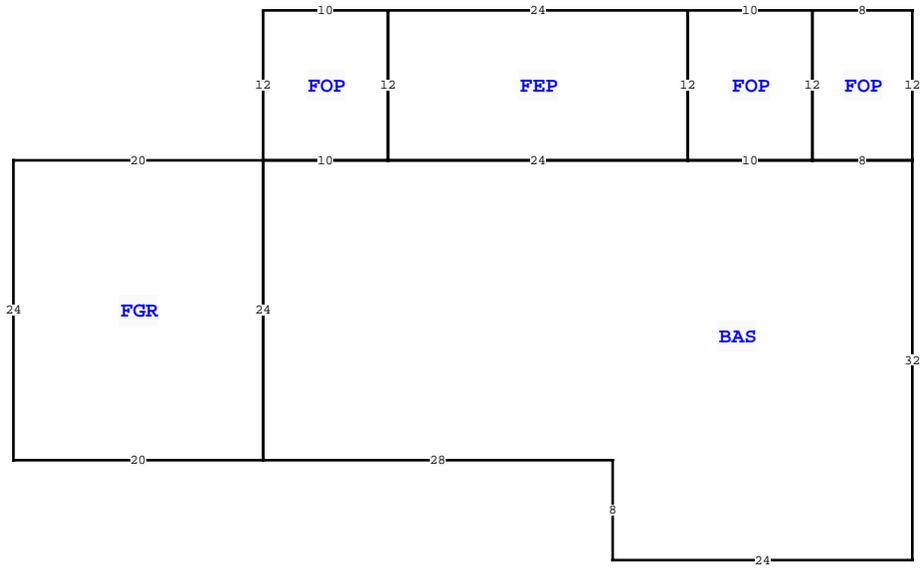
DANIELS RACHEL BRILLHART/DANIELS BOBBY EUGENE
1013 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

16-4S-17-08380-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	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	16417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FEP	288	80	
FGR	480	55	
FOP	96	30	
FOP	120	30	
FOP	120	30	
TOTALS	2,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
			Heated Area: 1440								
				HX Base Yr 2025							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		167,473	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		24,236	
TOTAL MARKET VALUE		194,209	
SOH/AGL Deduction		17,290	
ASSESSED VALUE		176,919	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		75,508	
TOTAL JUST VALUE		194,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053339	Remodel	2,632	06/09/2025
000052020	Remodel	4,991	01/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1483	8/29/2024	WD	U	I	16	30,000
GRANTOR: MOODY RUTH ELLEN						
GRANTEE: DANIELS RACHEL BRIL						
1522/1481	8/29/2024	WD	U	I	16	30,000
GRANTOR: MEADOWS ROSE MARIE						
GRANTEE: DANIELS RACHEL BRIL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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
1	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	600	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N12 W8 S12 E8\$ BAS= W8 FOP= N12 W10 S12 E10\$ W10 FEP= N12 W24 S12 E24\$ W24 FOP= N12 W10 S12 E10\$ W10 FGR= W20 S24 E20 N24\$ S24 E28 S8 E24 N32\$.	

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	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	1.46	AC		1.00	1.00	1.00	16,600.00	16,600.00	24,236							