

COMM INTERS OF E LINE OF NW1/4 O
CR-252, RUN NW ALONG R/W 420 FT
210 FT, NW 210 FT, N 210 FT TO R

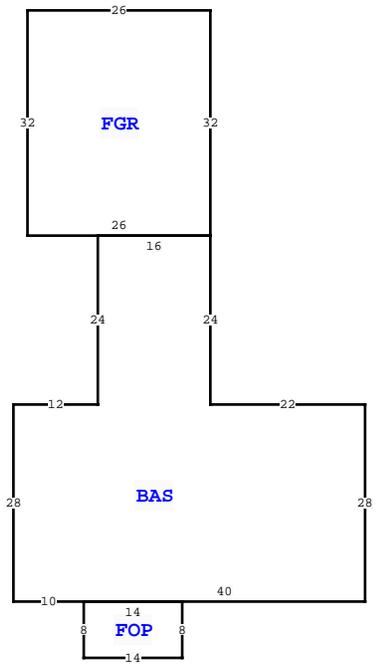
ARIAS BRYAN S/CARAVELLO NICOLE M
1062 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

16-4S-17-08385-001


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 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 |
| Architctual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 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 | 1,784 | 100 | |
| FGR | 832 | 55 | |
| FOP | 112 | 30 | |
| TOTALS | 2,728 | | |

| 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% | - 2023 | | | | | | | | | |
| | | | | Heated Area: | 1784 | | | HX Base Yr | 2023 | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 177,321 |
| TOTAL MARKET OB/XF VALUE | | | 4,200 |
| TOTAL LAND VALUE - MARKET | | | 13,000 |
| TOTAL MARKET VALUE | | | 194,521 |
| SOH/AGL Deduction | | | 13,271 |
| ASSESSED VALUE | | | 181,250 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 129,839 |
| TOTAL JUST VALUE | | | 194,521 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 191,399 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1473/1456 | 8/10/2022 | WD | Q | I | 01 | 170,000 |
| GRANTOR: HILTON CHRISTA K | | | | | | |
| GRANTEE: ARIAS BRYAN S | | | | | | |
| 1128/2386 | 8/20/2007 | WD | Q | I | | 172,500 |
| GRANTOR: FRANK & YAMILET GALLA | | | | | | |
| GRANTEE: CHRISTA K HILTON | | | | | | |

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | 1.00 | UT 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 0 | 1.00 | UT 2,000.00 | 2,000.00 | 100 | 2004 | 2004 | 3 | 100 | 2,000 |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 0 | 1.00 | UT 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 0 | 1.00 | UT 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 0 | 1.00 | UT 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS= W22 N24 FGR= N32 W26 S32 E26\$ W16 S24 W12 S28 E10 FOP= S8 E14 N8 W14\$ E40 N28\$. |

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | | |