

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

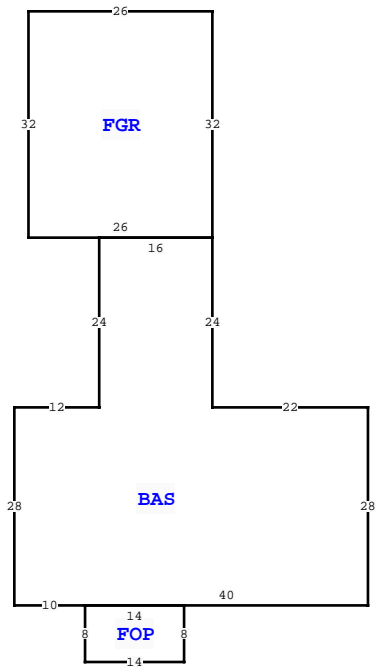
ARIAS BRYAN S/CARAVELLO NICOLE M
1062 SE COUNTY ROAD 252
LAKE CITY, FL 32025

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	
Architectual	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			174,199
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			191,399
SOH/AGL Deduction			10,149
ASSESSED VALUE			181,250
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			129,839
TOTAL JUST VALUE			191,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055588	Remodel	8,900	05/04/2026

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