COMM AT INTERSECTION OF W LINE O
OF SW1/4 & THE S R/W LINE OF C/R
1033.84 FT, E 158.99 TO POB, E 1

DEANE SUSAN/DEANE STEVEN
1182 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

16-4S-17-08389-006

BUILDING CHARACTERISTICS

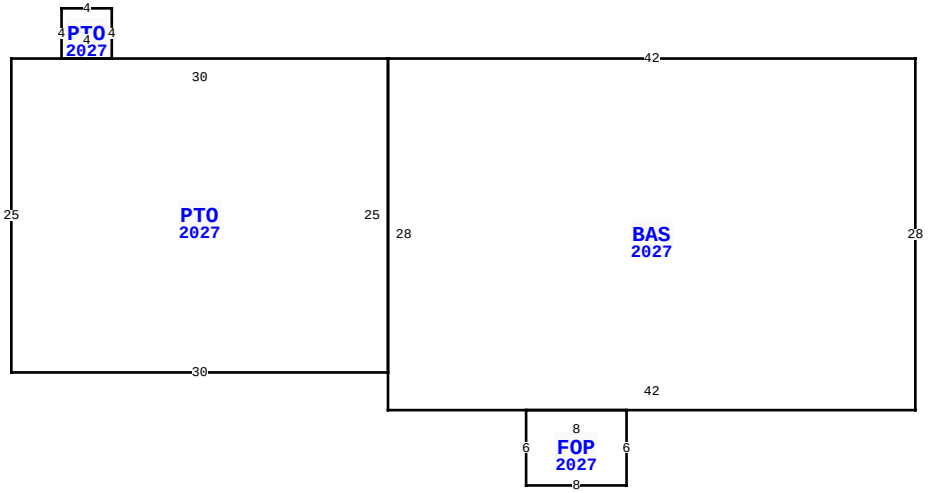
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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		16417.110 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2027	1,176	151,739
FOP	48	30	2027	14	1,806
PTO	16	5	2027	1	129
PTO	750	5	2027	38	4,903
TOTALS	1,990			1,229	158,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	117.3000	129.03	158,578	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1176 HX Base Yr 2027



1182 SE COUNTY ROAD 252, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,578
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,300
TOTAL MARKET VALUE	172,878
SOH/AGL Deduction	0
ASSESSED VALUE	172,878
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	121,467
TOTAL JUST VALUE	172,878
NCON VALUE	158,578
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052620	New Residential C	130,000	10/13/2025
000051113	Right-of-Way Acce		10/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1555	11/03/2025	LE	U	V	14	100
GRANTOR: WALKER CLAYTON						
GRANTEE: DEANE SUSAN (LE)						
1524/135	9/10/2024	QC	U	V	11	100
GRANTOR: WALKER CLAYTON						
GRANTEE: WALKER CLAYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=84,10] E42 S28 W42 N28 $
PTO=[YR=2027;ORIG=54,10] E30 S25 W30 N25 $
FOP=[YR=2027;ORIG=95,38] E8 S6 W8 N6 $
PTO=[YR=2027;ORIG=58,6] E4 S4 W4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,300							

REVIEW DATE 04/21/2026 BY robin Total Acres: 1.10 Total Land Value: 14,300 Market: 0 Agricultural: 0 Common: 14,300 PRINTED 11/17/2026 BY SYS