ALL BLOCKS 6, 22, 23, 26, & 27 &
LOTS 1-20 CONCORD VILLA S/D & E1
BLK 3 & ALL OF BLKS 4 & 5 CONCOR

FOUR SEVEN HOLDINGS LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

16-4S-17-08390-002

BUILDING CHARACTERISTICS

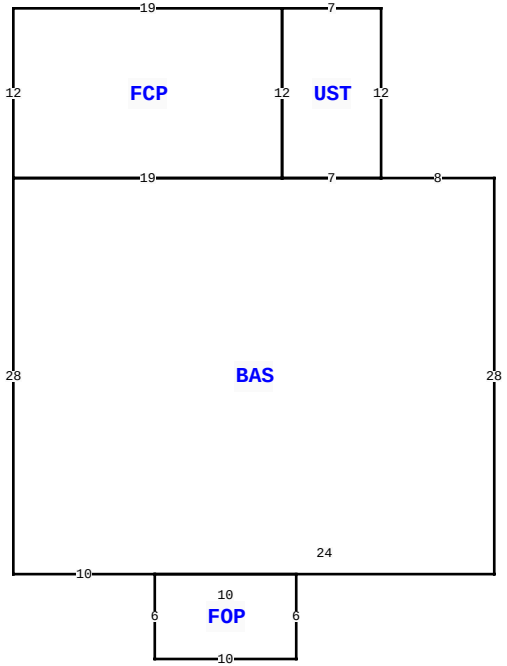
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	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	5000	IMPROVED AG
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	952	100		952	76,236
FCP	228	25		57	4,564
FOP	60	30		18	1,442
UST	84	45		38	3,043
TOTALS	1,324			1,065	85,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,065	111.9960	123.20	131,208	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 952 HX Base Yr



1238 SE COUNTY ROAD 252, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,285
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	97,380
TOTAL MARKET VALUE	99,015
SOH/AGL Deduction	0
ASSESSED VALUE	99,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,015
TOTAL JUST VALUE	184,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052875	Roof Replacement	5,600	04/11/2025
000048071	Electrical Servic	0	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/597	3/10/2025	WD	Q	I	05	1,600,000
GRANTOR: DICKS BETTY H						
GRANTEE: FOUR SEVEN HOLDINGS						
1447/1622	9/14/2021	LE	U	I	14	100
GRANTOR: DICKS BETTY HENDERSON						
GRANTEE: DICKS DAWN M (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UST= N12 W7 S12 E7$ W7 FCP= N12 W19 S12 E19 $ W19 S28 E10 FOP= S6 E10 N6 W10$ E24 N28$.

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
1	0296	SHED METAL	0	0	10	22	220.00	UT	9.00	9.00	100	2013	2013	3	100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.82	AC		1.00	1.00	1.00	280.00	280.00	2,750							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	88,380							

REVIEW DATE 07/29/2025 BY TP Total Acres: 10.82 Total Land Value: 11,750 Market: 88,380 Agricultural: 2,750 Common: 9,000 PRINTED 11/17/2026 BY SYS