W1/2 OF 2 ACRES IN A STRIP OFF E OF NE1/4 LYING S OF LAKE BUTLER ORB 758-2289 & BEING PART OF OAK

PERRY LARRY JR
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

17-4S-17-08443-000

BUILDING CHARACTERISTICS

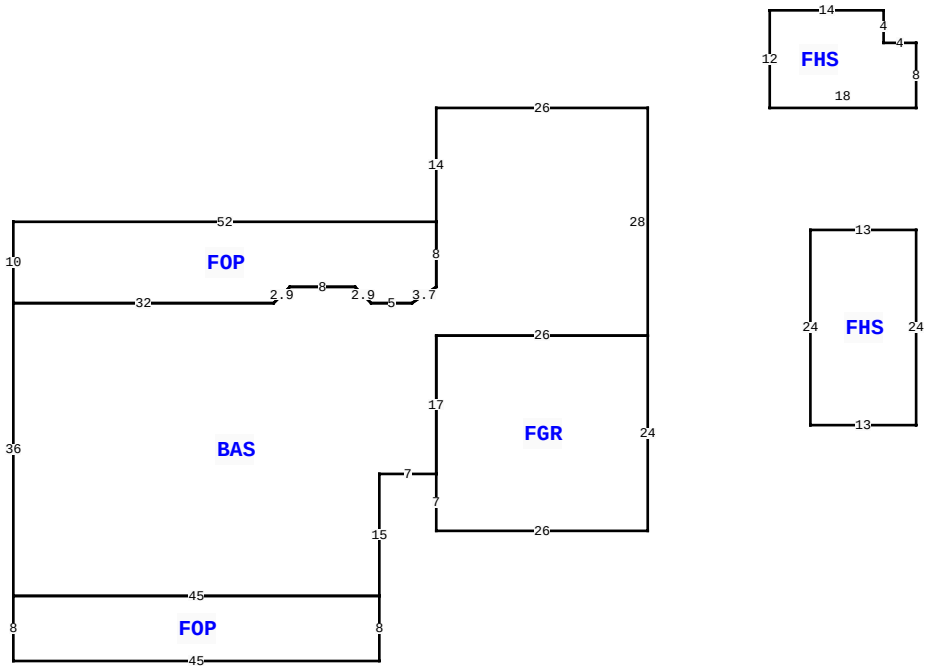
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,518	100		2,518	242,106
FGR	624	55		343	32,979
FHS	200	60		120	11,538
FHS	312	60		187	17,980
FOP	360	30		108	10,384
FOP	497	30		149	14,327
TOTALS	4,511			3,425	329,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,425	113.5155	124.87	427,680	2002	2002	0	0	0	23.00	77.00

3 SINGLE FAM 100% - 0 Heated Area: 3030 HX Base Yr



796 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	329,314
TOTAL MARKET OB/XF VALUE	60,905
TOTAL LAND VALUE - MARKET	32,300
TOTAL MARKET VALUE	422,519
SOH/AGL Deduction	110,422
ASSESSED VALUE	312,097
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	260,686
TOTAL JUST VALUE	422,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35399	POOL	175	06/06/2017
31468	MAINT/ALTR	110	09/23/2013
18568	SFR	503	08/01/2002
10219	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/149	2/22/2022	QC	U	I	11	100
GRANTOR: PERRY LASHAUN F						
GRANTEE: PERRY LARRY E JR						
0965/1762	10/22/2002	WD	U	V		100
GRANTOR: HESTER SISTRUNK						
GRANTEE: LARRY & LASHAUN PER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 FOP= W52 S10 E32 U2 R2 E8 R2 D2 E5 R3 U2 N8$ S8 D2 L3 W5 U2 L2 W8 L2 D2 W32 S36 FOP= S8 E45 N8 W45$ E45 N15 E7 FGR= S7 E26 N24 W26 S17$ N17 E26 N28$ PTR= E20 S15 FHS= S24 E13 N24 W13$ W20 N15$ PTR= E15 FHS= E18 N8 W4 N4 W14 S12$ W15$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
2	0166	CONC,PAVMT	0	100	12	130	1,560.00	UT	1.50	1.50	100	2002	2002	3	100	2,340	
3	0166	CONC,PAVMT	0	100	0	0	1,556.00	UT	2.00	2.00	100	2002	2002	3	100	3,112	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	11,200.00	11,200.00	75	2013	2013	3	75	8,400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0280	POOL R/CON	0	100	18	42	756.00	UT	70.00	70.00	100	2017	2017	3	84	44,453	

LAND DESCRIPTION

TOTAL OB/XF 60,905

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	10,000.00	10,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,300							

REVIEW DATE 05/03/2017 BY BC Total Acres: 3.23 Total Land Value: 32,300 Market: 0 Agricultural: 0 Common: 32,300 PRINTED 11/16/2026 BY SYS