COMM NW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 375.71 FT, S 132
R/W CR-242, W ALONG R/W 375.71 T

WARREN JOHN D
252 SW WARREN CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-011

BUILDING CHARACTERISTICS

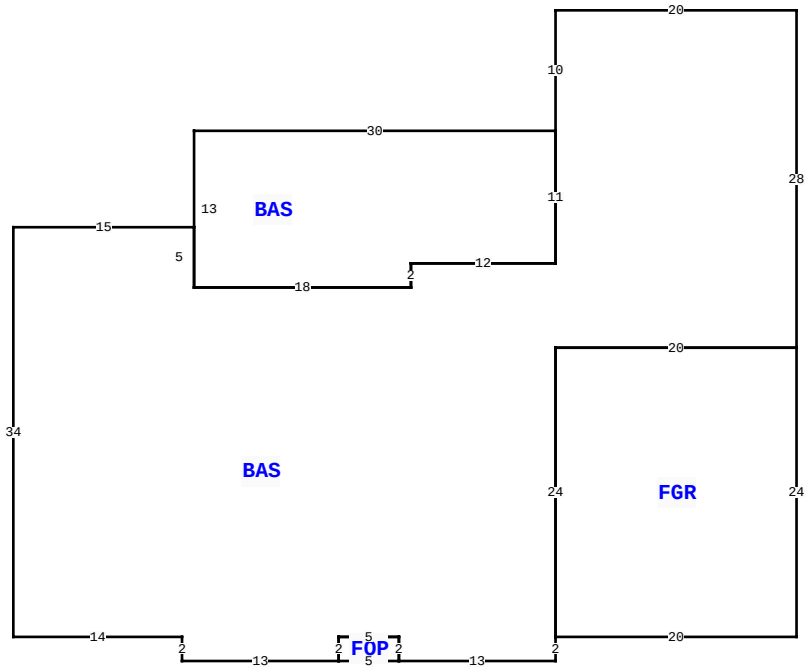
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	366	100		366	33,194
BAS	2,016	100		2,016	182,838
FGR	480	55		264	23,943
FOP	10	30		3	272
TOTALS	2,872			2,649	240,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,649	119.4900	131.44	348,185	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1999 Heated Area: 2382 HX Base Yr 1999



252 SW WARREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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
1	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	26	30	780.00	UT	12.00	12.00	100	1999	1999	3	100	9,360	
4	0060	CARPORT F	0	100	0	0	400.00	UT	5.00	5.00	100	2007	2007	3	100	2,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0166	CONC,PAVMT	0	100	0	0	470.00	UT	3.00	3.00	100	2007	2007	3	100	1,410	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,248
TOTAL MARKET OB/XF VALUE		27,295
TOTAL LAND VALUE - MARKET		98,640
TOTAL MARKET VALUE		274,972
SOH/AGL Deduction		72,671
ASSESSED VALUE		202,301
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		145,890
TOTAL JUST VALUE		366,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055913	Generator		06/17/2026
20588	M H	125	04/08/2003
15093	GARAGE	145	02/17/1999
14829	ADDN SFR	75	12/09/1998
8049	SFR	56,000	02/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2297	8/04/2026	LE	U	I	14	100
GRANTOR: WARREN JOHN D						
GRANTEE: WARREN JOHN D (ENH						
1542/1390	5/07/2025	LE	U	I	14	100
GRANTOR: WARREN JOHN D						
GRANTEE: WARREN JOHN D (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 BAS= W30 S13 E18 N2 E12 N11$ S11 W12 S2 W18 N5 W15 S34 E14 S2 E13 FOP= E5 N2W5 S2$ N2 E5 S2 E13 N2 FGR= E20 N24 W20 S24 $ N24 E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 27,295

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140							

REVIEW DATE 07/10/2026 BY kellen Total Acres: 11.46 Total Land Value: 7,429 Market: 94,140 Agricultural: 2,929 Common: 4,500 PRINTED 11/17/2026 BY SYS