

COMM AT NE COR OF SEC, RUN S 491
 FT FOR POB RUN S 150 FT, SE 253.
 FT TO N R/W OF C R 252, NW ALONG

CARTER H CRAIG
 2847 SE COUNTY ROAD 252
 LAKE CITY, FL 32025

2026

22-4S-17-08661-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	70
Interior Wall	02	WALL BD/WD	30
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	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	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,656	100	
TOTALS	1,656		89,653

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%	- 2020								
Heated Area: 1656						HX Base Yr 2020					
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
2847 SE COUNTY ROAD 252 , LAKE CITY											
05/06/2026 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,653	
TOTAL MARKET OB/XF VALUE		8,260	
TOTAL LAND VALUE - MARKET		77,280	
TOTAL MARKET VALUE		175,193	
SOH/AGL Deduction		87,179	
ASSESSED VALUE		88,014	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		36,603	
TOTAL JUST VALUE		175,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041208	Roof Replacement	11,882	02/15/2021
41229	STORAGE		02/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1143	5/30/2019	QC	U	I	11	100
GRANTOR: PHILLIP CLIFF CARTER						
GRANTEE: H CRAIG CARTER						
1249/1206	12/28/2012	WD	U	I	30	100
GRANTOR: H CRAIG CARTER						
GRANTEE: H CRAIG CARTER & PH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S46 E36 N46\$.	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
7	0060	CARPORT F	0	100	20	20	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	
TOTAL OB/XF 8,260																	

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	6.44	AC		1.00	1.00	1.00	12,000.00	12,000.00	77,280							