BEG INTER N R/W CR-252 & E LINE
OF NE1/4, RUN NW ALONG R/W 262 F
E 242.43 FT, S 409.50 FT TO POB.

KYLES BRANDON M
2747 SE CR 252
LAKE CITY, FL 32025

2027

22-4S-17-08669-000

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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

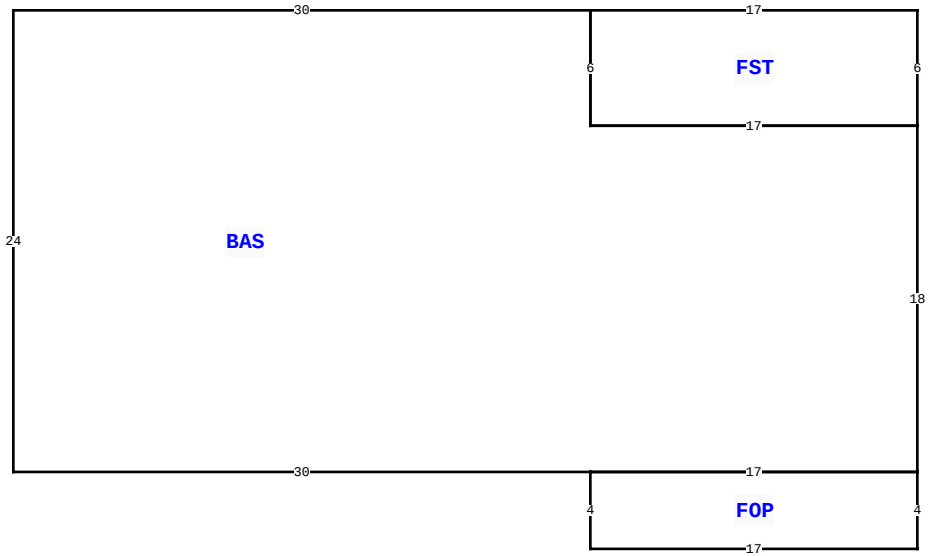
NEIGHBORHOOD/LOC 22417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100		1,026	81,935
FOP	68	30		20	1,597
FST	102	55		56	4,472
TOTALS	1,196			1,102	88,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	111.6900	122.86	135,392	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1026 HX Base Yr 2018



2747 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,005
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	120,205
SOH/AGL Deduction	47,877
ASSESSED VALUE	72,328
TOTAL EXEMPTION VALUE	HX HB 47,328
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	120,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,802

LAND:1:1: JOINS RE # 08671-000 (6.73 AC TOTAL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0920	6/30/2014	WD	Q	I	01	52,500

GRANTOR: GWENDOLYN O'STEEN (PR

GRANTEE: BRANDON M KYLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E30 FOP= S4 E17N4 W17$ E17 N18 FST= N6 W17 S6 E17$ W17 N6$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 05/25/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS