

COMM NE COR OF NW1/4 OF NE1/4, R  
FOR POB, RUN S 780.66 FT TO N R/  
NW ALONG R/W 178.38 FT, N 712.87

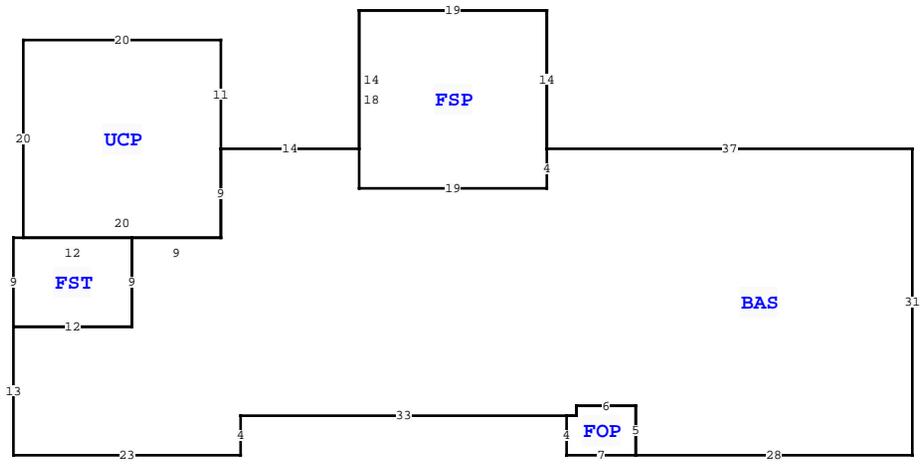
MCCLAIN KAREN ANN  
2683 SE COUNTY ROAD 252  
LAKE CITY, FL 32025

**2026**

22-4S-17-08671-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	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	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
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	2,624	100	
FOP	34	30	
FSP	342	40	
FST	108	55	
UCP	400	20	
TOTALS	3,508		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,910	81.9470	93.42	271,852	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 2624 HX Base Yr 2025											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,624	100		2,624	159,337
FOP	34	30		10	607
FSP	342	40		137	8,319
FST	108	55		59	3,583
UCP	400	20		80	4,858
TOTALS	3,508			2,910	176,704

EXTRA FEATURES															
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 12 30	360.00	UT	1.65	1.65	100	0	0	3	100	594	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION																								
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	2.77	AC		1.00	1.00	1.00	13,000.00	13,000.00	36,010							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.26	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,380							

TOTAL OB/XF											
1,794											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,704
TOTAL MARKET OB/XF VALUE			1,794
TOTAL LAND VALUE - MARKET			52,390
TOTAL MARKET VALUE			230,888
SOH/AGL Deduction			5,229
ASSESSED VALUE			225,659
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			174,248
TOTAL JUST VALUE			230,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/807	3/08/2024	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: O'STEEN GORDON ALAN						
GRANTEE: MCCLAIN KAREN ANN						
1507/199	1/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT FOR LO						
GRANTEE: O'STEEN GORDON ALAN						

BUILDING DIMENSIONS											
BAS= W37 FSP= S4 W19 N18 E19S14S N14 W19 S14 W14 UCP= N11 W20 S20 E20 N9S S9 W9 FST= W12 S9 E12 N9S S9 W12 S13 E23 N4 E33 FOP= S4 E7 N5 W6 S1W1E1 N1 E6 S5 E28 N31S.											