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

2027

22-4S-17-08671-001

BUILDING CHARACTERISTICS

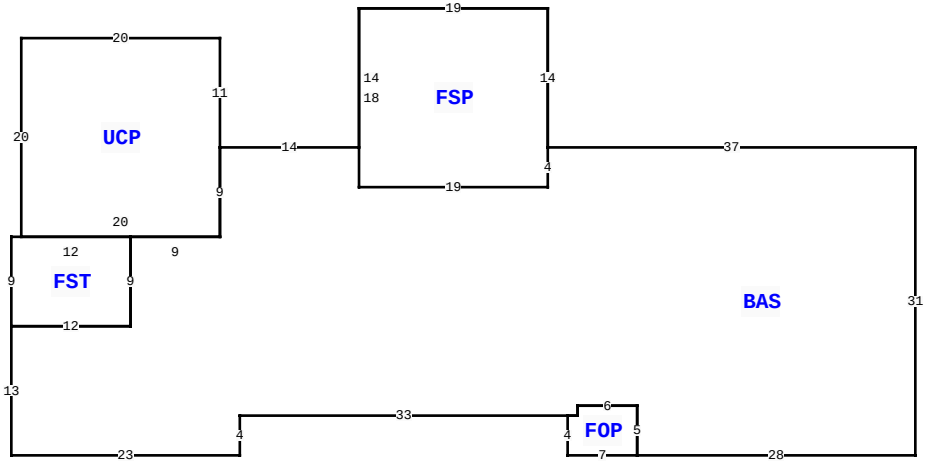
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,624	100		2,624	153,743
FOP	34	30		10	586
FSP	342	40		137	8,027
FST	108	55		59	3,457
UCP	400	20		80	4,687
TOTALS	3,508			2,910	170,500

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	90.14	262,307	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2624 HX Base Yr 2025



2683 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,500
TOTAL MARKET OB/XF VALUE		1,794
TOTAL LAND VALUE - MARKET		52,390
TOTAL MARKET VALUE		224,684
SOH/AGL Deduction		0
ASSESSED VALUE		224,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,273
TOTAL JUST VALUE		224,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,786

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
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 NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= S4 W19 N18 E19S14$ N14 W19 S14 W14 UCP= N11 W20 S20 E20 N9$ S9 W9 FST= W12 S9 E12 N9$ S9 W12 S13 E23 N4 E33 FOP= S4 E7 N5 W6 S1W1$E1 N1 E6 S5 E28 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,794

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	2.77	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							

REVIEW DATE 05/25/2017 BY BC Total Acres: 4.03 Total Land Value: 52,390 Market: 0 Agricultural: 0 Common: 52,390 PRINTED 11/17/2026 BY SYS