BEG INTERS E LINE OF NW1/4 OF NE CR-252, RUN S 323.80 FT, W 255.2 FT, SE 242 FT TO POB.

LOCKWOOD MELANIE/TURBEVILLE ANGELA
,

2027

22-4S-17-08671-007

BUILDING CHARACTERISTICS

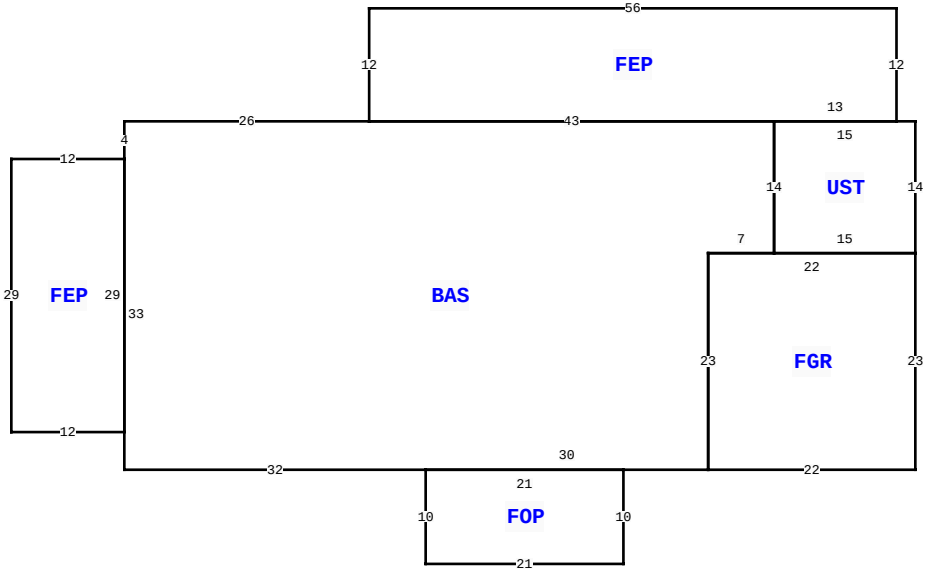
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,392	100		2,392	189,126
FEP	348	80		278	21,980
FEP	672	80		538	42,537
FGR	506	55		278	21,980
FOP	210	30		63	4,981
UST	210	45		94	7,432
TOTALS	4,338			3,643	288,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,643	110.5800	121.64	443,135	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2392 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

2744 SE COUNTY ROAD 252 , LAKE CITY

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0210	GARAGE U	0	0	28	32	896.00	UT	16.00	16.00	100	2017	2017	3	100	14,336	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	288,038
TOTAL MARKET OB/XF VALUE	31,872
TOTAL LAND VALUE - MARKET	34,720
TOTAL MARKET VALUE	354,630
SOH/AGL Deduction	0
ASSESSED VALUE	354,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,630
TOTAL JUST VALUE	354,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,863

XFOB:3:1: DRIVEWAYS

SALE:1:1: 2.17 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/947	9/22/2023	PB	U	I	18	0
GRANTOR: BOX KATHY ANNETTE						
GRANTEE: LOCKWOOD MELANIE						
1105/2550	12/19/2006	WD	Q	I		230,000
GRANTOR: STEVEN P & DIANNA HOL						
GRANTEE: KATHY ANNETTE BOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S4 FEP= W12 S29 E12 N29$ S33 E32 FOP= S10 E21 N10 W21$ E30 FGR= E22 N23W22 S23$ N23 E7 UST= E15 N14 W15 S14$ N14 FEP= E13 N12 W56S12 E43$ W43$.

LAND DESCRIPTION

TOTAL OB/XF 31,872

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	0		A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,720							

REVIEW DATE 05/25/2017 BY BC Total Acres: 2.17 Total Land Value: 34,720 Market: 0 Agricultural: 0 Common: 34,720 PRINTED 11/17/2026 BY SYS