

COMM AT INTERS OF S R/W OF C R 2  
 NW1/4 OF NE1/4 RUN NW ALONG R/W  
 POB. RUN S 235.58 FT, W 221.53 F

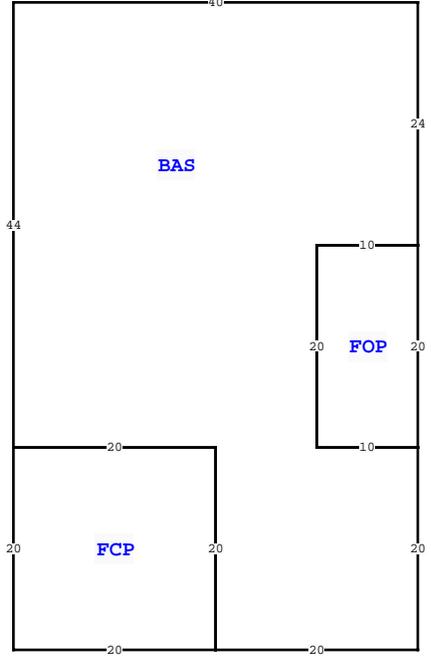
NIEDERMEYER WILLIAM/L'HEUREUX VICTORIA  
 2656 SE CR 252  
 LAKE CITY, FL 32025

**2026**

22-4S-17-08671-010  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	02	SHED	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	1,960	100	
FCP	400	25	
FOP	200	30	
TOTALS	2,560		

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%	- 2009								
				Heated Area: 1960			HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			96,915
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			125,515
SOH/AGL Deduction			58,186
ASSESSED VALUE			67,329
TOTAL EXEMPTION VALUE	HX HB		42,329
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			125,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047251	Electrical Servic	0	05/17/2023
000045895	Electrical Servic	0	11/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/1956	3/04/2005	WD	Q	I		58,000
GRANTOR: JONES						
GRANTEE: NIEDERMEYER & L'HEU						

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

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	0	0			1.00	UT	0.00				0.00	
2	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00				0.00	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S44 FCP= S20 E20 N20 W20\$ E20 S20 E20 N20 FOP= N20 W10 S20 E10\$ W10 N20E10 N24\$.	

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			0.00	0.00	1.75	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,000							