

BEG NE COR OF SE1/4 OF SW1/4, E OF CREEK BED, MEANDER NE ALONG C 1073.96 FT TO C/L OF SAID CREEK

RECENDIZ CARIDAD CARIN 3650 SE COUNTY ROAD 252 LAKE CITY, FL 32025

2026

23-4S-17-08714-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		5	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,232	100	
TOTALS	2,232		2,232 242,864

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	- 2024	Heated Area: 2232		HX Base Yr 2024						
BLD DATE: _____ LGL DATE: 05/06/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,864
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			64,666
TOTAL MARKET VALUE			283,505
SOH/AGL Deduction			0
ASSESSED VALUE			283,505
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			232,094
TOTAL JUST VALUE			314,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041416	Mobile Home		05/18/2021
41416	MH		02/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2252	8/15/2023	WD	U	I	12	309,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: RECENDIZ CARIDAD CA						
1486/2520	3/21/2023	CT	U	I	18	100
GRANTOR: BOUTWELL JENIFER L						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=15,11] E72 S31 W72 N31 \$	

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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.74	AC		1.00	1.00	0.70	12,000.00	8,400.00	31,416							
2	5500	A	TIMBER 2	100					5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	100					5.00	AC		1.00	1.00	0.70	9,500.00	6,650.00	33,250							