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

2027

23-4S-17-08714-007

BUILDING CHARACTERISTICS

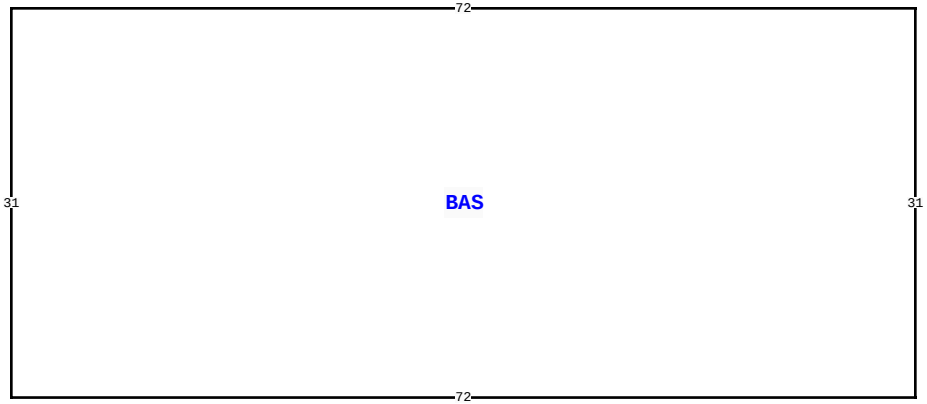
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	240,436
TOTALS	2,232			2,232	240,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,232	117.0000	115.83	258,533	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2024 Heated Area: 2232 HX Base Yr 2024



3650 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,436
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		64,666
TOTAL MARKET VALUE		281,077
SOH/AGL Deduction		0
ASSESSED VALUE		281,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,666
TOTAL JUST VALUE		312,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,530

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 05/12/2021 BY JB Total Acres: 8.74 Total Land Value: 33,641 Market: 33,250 Agricultural: 2,225 Common: 31,416 PRINTED 11/17/2026 BY SYS