

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		250,150

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				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
3650 SE COUNTY ROAD 252				LAKE CITY								
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			250,150	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			58,121	
TOTAL MARKET VALUE			284,246	
SOH/AGL Deduction			0	
ASSESSED VALUE			284,246	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			232,835	
TOTAL JUST VALUE			315,271	
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	1.00	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	9,500.00	6,650.00	24,871								
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								