THE W 267.34 FT E 590.78 FT OF S
S OF SR-252, EX S 401.25 FT, (AK
UNREC S/D).

SACKS AMBER MARIE
4528 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

24-4S-17-08728-008

BUILDING CHARACTERISTICS

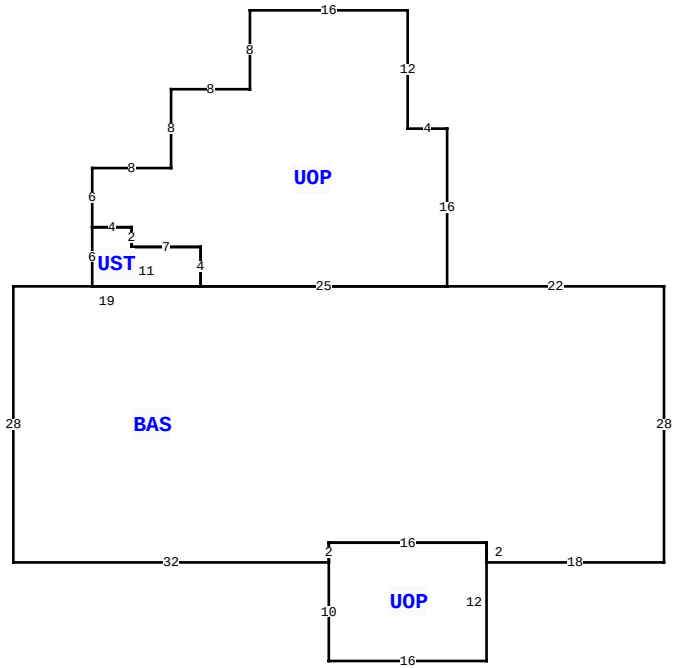
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	171,425
UOP	192	25		48	4,531
UOP	716	25		179	16,897
UST	52	45		23	2,171
TOTALS	2,776			2,066	195,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,066	128.4800	119.49	246,866	1987	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1816 HX Base Yr 2025



4528 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	195,024
TOTAL MARKET OB/XF VALUE	19,180
TOTAL LAND VALUE - MARKET	26,450
TOTAL MARKET VALUE	240,654
SOH/AGL Deduction	147,005
ASSESSED VALUE	93,649
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,238
TOTAL JUST VALUE	240,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046644	Solar Power Syste	47,797	03/03/2023
000045316	Electrical Servic	0	08/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1522/94	8/20/2024	WD	Q	I	01	275,000
GRANTOR: KOCH IRENE HELEN						
GRANTEE: SACKS AMBER MARIE						
1472/372	7/28/2022	WD	Q	I	01	235,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: KOCH IRENE HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N16 W4 N12 W16S8 W8 S8 W8 S6 E4 S2 E7 S4 E25$
W25 UST= N4 W7 N2 W4 S6 E11$ W19 S28 E32 UOP= S10 E16 N12
W16 S2$ N2 E16 S2 E18 N28$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
6	0030	BARN,MT	0	100	26	25	650.00	UT	10.00	10.00	100	2012	2012	3	100	6,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 19,180

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	5.29	AC		1.00	1.00	1.00	5,000.00	5,000.00	26,450							

REVIEW DATE 01/30/2025 BY ME Total Acres: 5.29 Total Land Value: 26,450 Market: 0 Agricultural: 0 Common: 26,450 PRINTED 11/17/2026 BY SYS