

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

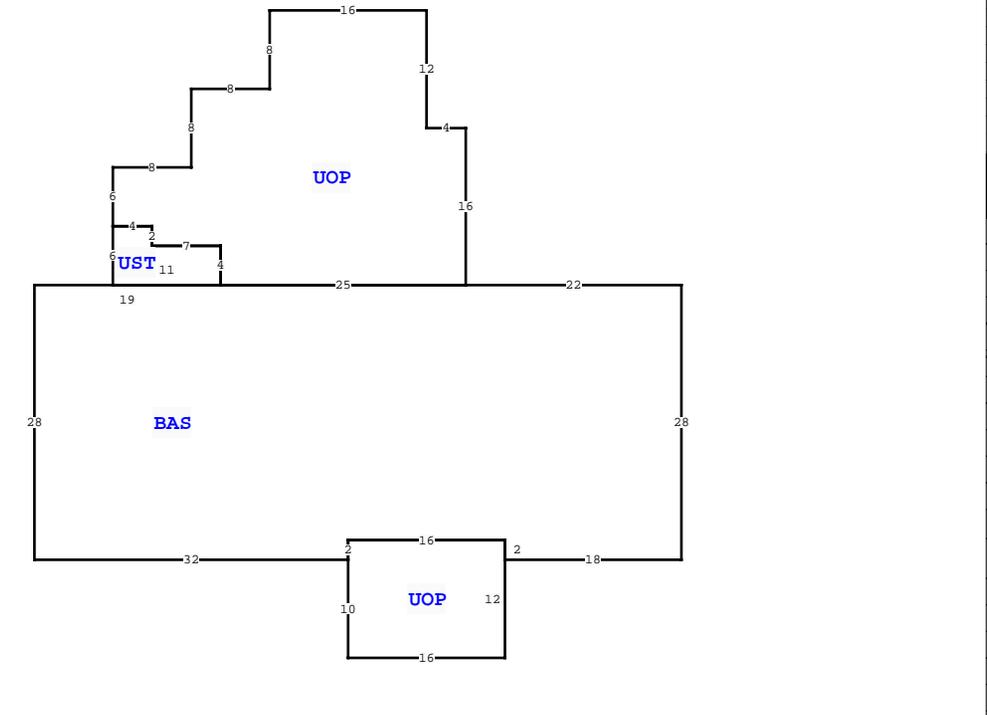
2026

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 Floor	13 LAM/VNPLK 80
Interior Floor	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

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	120.77	249,511	1987	2015	0	0	21.00	79.00		
1 MANUF 1 100% - 2025 Heated Area: 1816 HX Base Yr 2025													



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	173,261
UOP	192	25		48	4,580
UOP	716	25		179	17,078
UST	52	45		23	2,195
TOTALS	2,776			2,066	197,114

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

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	100	0	0	3	100	1,500	
2	0190	FPPLC 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	

TOTAL OB/XF 19,180

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

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,114
TOTAL MARKET OB/XF VALUE			19,180
TOTAL LAND VALUE - MARKET			26,450
TOTAL MARKET VALUE			242,744
SOH/AGL Deduction			151,823
ASSESSED VALUE			90,921
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			39,510
TOTAL JUST VALUE			242,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,229

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\$.													