

THE E 296.63 FT OF THE W
813.55 FT OF SW1/4 OF SE1/4
LYING N OF CR-252 (AKA LOT 18)

DUREN SCOTT L/DUREN ANNA T
4773 SE CR 252
LAKE CITY, FL 32025

2026

24-4S-17-08728-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	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
BAS	2,280	100	
UOP	240	25	
TOTALS	2,520		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	- 2011	Heated Area: 2280		HX Base Yr 2011						
BLD DATE		LGL DATE		04/11/2025	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			145,316
TOTAL MARKET OB/XF VALUE			10,340
TOTAL LAND VALUE - MARKET			53,865
TOTAL MARKET VALUE			209,521
SOH/AGL Deduction			82,893
ASSESSED VALUE			126,628
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			75,217
TOTAL JUST VALUE			209,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28694	M H	491	06/28/2010
18455	M H	125	06/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/1777	12/09/2009	WD	Q	V	01	50,000
GRANTOR: MARIE M & DANIA K CHA						
GRANTEE: SCOTT & ANNA DUREN						
1051/1005	5/23/2005	WD	U	V	09	80,000
GRANTOR: KERSAINT						
GRANTEE: CHARLES						

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	12	16	192.00	UT	7.50	7.50	100	2005	2005	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0296	SHED METAL	0	100	12	28	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													
4773 SE COUNTY ROAD 252 , LAKE CITY													

BUILDING DIMENSIONS													
BAS= W30 UOP= N10 W24 S10 E24\$ W46 S30 E76 N30\$.													

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	5.38	AC		1.00	1.00	1.00	3,500.00	3,500.00	18,830							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	3,500.00	3,500.00	35,035							