COMM SE COR OF NE1/4 OF SW1/4, R
W 386.24 FT FOR POB, RUN S 773.2
CR-252, NW ALONG R/W 150.16 FT,

MCDONALD KAREN L
4523 SE COUNTY RD 252
LAKE CITY, FL 32025

2027

24-4S-17-08728-020

BUILDING CHARACTERISTICS

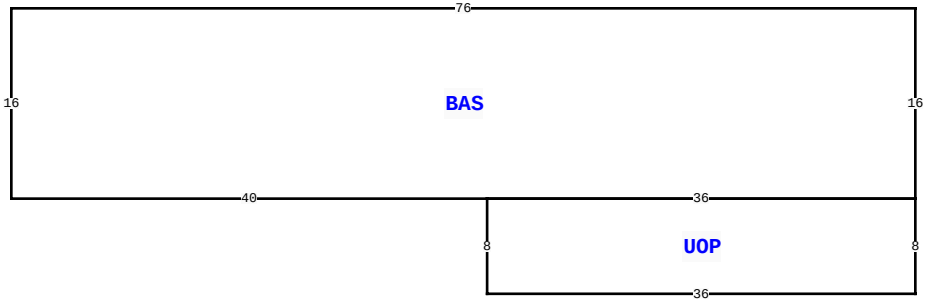
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,216	100		1,216	70,846
UOP	288	25		72	4,195
TOTALS	1,504			1,288	75,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,288	113.9000	105.93	136,438	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 1216 HX Base Yr 1997



4521 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
2	0210	GARAGE U	0	100	30	30	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,041
TOTAL MARKET OB/XF VALUE	13,500
TOTAL LAND VALUE - MARKET	17,010
TOTAL MARKET VALUE	105,551
SOH/AGL Deduction	49,376
ASSESSED VALUE	56,175
TOTAL EXEMPTION VALUE	HX HB WX 34,405
BASE TAXABLE VALUE	21,770
TOTAL JUST VALUE	105,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042192	Roof Replacement	8,871	06/22/2021
18836	M H	125	10/15/2001
16986	M H	125	05/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/0886	11/01/1996	WD	U	V	31	8,000

GRANTOR: LENVIL DICKS

GRANTEE: MCDONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E40 UOP= S8 E36 N8 W36$ E36 N16$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.43	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,010							

REVIEW DATE 06/12/2017 BY BC Total Acres: 2.43 Total Land Value: 17,010 Market: 0 Agricultural: 0 Common: 17,010 PRINTED 11/17/2026 BY SYS