

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

2026

24-4S-17-08728-020
VALUATION SUMMARY PAGE 1 of 1

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	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
BAS	1,216	100	
UOP	288	25	
TOTALS	1,504		

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%	1997	Heated Area: 1216			HX Base Yr 1997			
TOTALS	1,504		1,288	77,456							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,456
TOTAL MARKET OB/XF VALUE			13,500
TOTAL LAND VALUE - MARKET			17,010
TOTAL MARKET VALUE			107,966
SOH/AGL Deduction			53,537
ASSESSED VALUE			54,429
TOTAL EXEMPTION VALUE	HX HB WX		32,820
BASE TAXABLE VALUE			21,609
TOTAL JUST VALUE			107,966
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

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	10	10	1.00	UT	0.00	100	1996	1996	3	100	400	
2	0210	GARAGE U	0	100	30	30	1.00	UT	0.00	100	1996	1996	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	

BUILDING NOTES			

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

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	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							