SW1/4 OF SE1/4 LYING S OF CR 252 AN UNR S/D) ALSO, THE N 143.56 F OF NE1/4 OF SEC 25.

PERKINS CY JR/PERKINS MARY LOU
4712 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

24-4S-17-08728-021

BUILDING CHARACTERISTICS

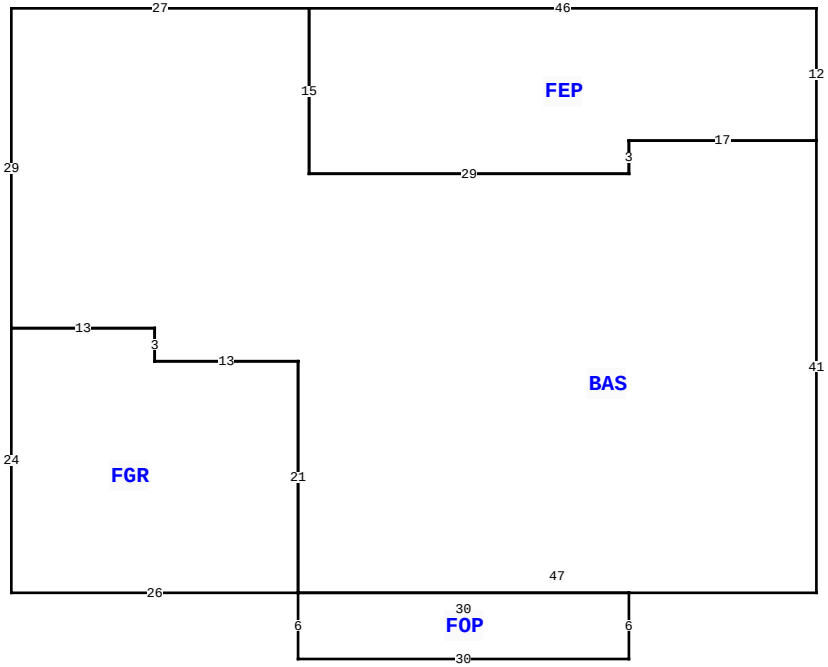
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,645	100		2,645	252,850
FEP	639	80		511	48,850
FGR	585	55		322	30,782
FOP	180	30		54	5,162
TOTALS	4,049			3,532	337,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,532	112.8600	124.15	438,498	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2645 HX Base Yr 2003



4712 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	0166	CONC,PAVMT	0	100	0	0	1,368.00	UT	2.00	2.00	100	2002	2002	3	100	2,736	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	337,643
TOTAL MARKET OB/XF VALUE	4,036
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	351,159
SOH/AGL Deduction	108,361
ASSESSED VALUE	242,798
TOTAL EXEMPTION VALUE	HX HB VX 13 242,798
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	426,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18614	SFR	417	08/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1404	3/25/2025	LE	U	I	14	100
GRANTOR: PERKINS CY JR						
GRANTEE: PERKINS CY JR (ENH						
0927/2625	5/30/2001	WD	Q	V	01	100
GRANTOR: ROY D & ELEANOR MARKH						
GRANTEE: MARY LOU & CY PERKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S29 FGR= S24 E26 N21 W13 N3 W13$ E13 S3 E13 S21 FOP= S6 E30 N6 W30$ E47 N41 FEP= N12 W46 S15 E29 N3 E17$ W17 S3 W29 N15$.

LAND DESCRIPTION

TOTAL OB/XF 4,036

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	80,000							

REVIEW DATE 06/14/2017 BY BC Total Acres: 17.00 Total Land Value: 9,480 Market: 80,000 Agricultural: 4,480 Common: 5,000 PRINTED 11/17/2026 BY SYS