

COMM SE COR OF NE1/4 OF SW1/4, W
R/W LINE CR-252, NW ALONG CURVE
POB, CONT NE ALONG CURVE 90.56 F

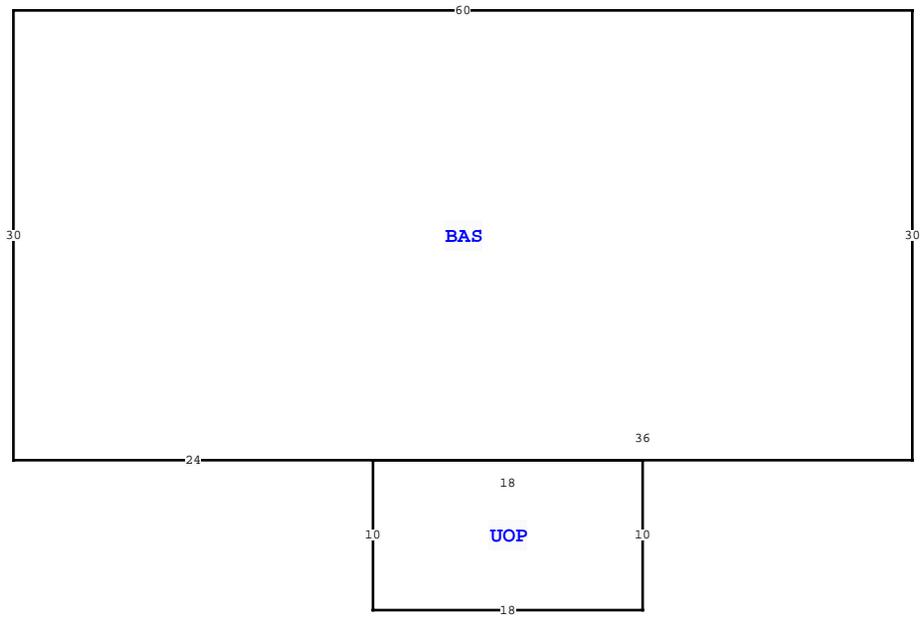
DURRANCE TRISTAN DAVID
4453 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

24-4S-17-08728-025

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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
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	1,800	100	
UOP	180	25	
TOTALS	1,980		1,845 166,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1800		HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,511
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			193,311
SOH/AGL Deduction			0
ASSESSED VALUE			193,311
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			141,900
TOTAL JUST VALUE			193,311
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044232	Roof Replacement	4,550	04/21/2022
26156	M H	345	08/22/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1314	3/07/2025	WD	Q	I	01	250,000

GRANTOR: HARPER CRYSTAL
GRANTEE: DURRANCE TRISTAN DA
1124/1163 6/27/2007 QC Q V 06 100
GRANTOR: CRYSTAL HARPER
GRANTEE: CRYSTAL HARPER & CH

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W60 S30 E24 UOP= S10 E18 N10 W18 E36 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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							