

COMM NE COR OF NW1/4 OF SE1/4, R
1259.14 FT TO NE'LY R/W CR-252,
ALONG R/W 200.04 FT FOR POB, RUN

THOMAS BRENDA KAY
5875 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

30-4S-18-10513-002



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 Floo	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
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	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2024
FOP	544	35	2024
TOTALS	2,652		

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%	- 2024	Heated Area: 2108		HX Base Yr 2024				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>68</p> <p>8</p> <p>FOP 2024</p> <p>68</p> <p>31</p> <p>BAS</p> <p>68</p> <p>31</p> </div>											
TOTALS		2,298			139,534						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		139,534	
TOTAL MARKET OB/XF VALUE		14,250	
TOTAL LAND VALUE - MARKET		70,070	
TOTAL MARKET VALUE		223,854	
SOH/AGL Deduction		11,691	
ASSESSED VALUE		212,163	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		155,752	
TOTAL JUST VALUE		223,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051032	Roof Replacement	16,311	10/11/2024
22068	M H	304	07/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/483	6/28/2024	LE U	I	14		100
GRANTOR: THOMAS BRENDA KAY (EN)						
GRANTEE: THOMAS KEVIN TYLER						
1493/2163	6/27/2023	WD Q	I	01		250,000
GRANTOR: CRUZ LOURDES G CASANA						
GRANTEE: THOMAS BRENDA KAY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2005
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	500.00	50	2005
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	50	2005
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2024
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2024
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2024

TOTAL OB/XF												14,250
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
				04/11/2025	MLU							

BUILDING NOTES											
BAS=[ORIG=0,0] W68 S31 E68 N31 \$											
FOP=[YR=2024;ORIG=-68,-8] E68 S8 W68 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	10.01	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	7,000.00	7,000.00	70,070							