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

2027

30-4S-18-10513-002

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	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

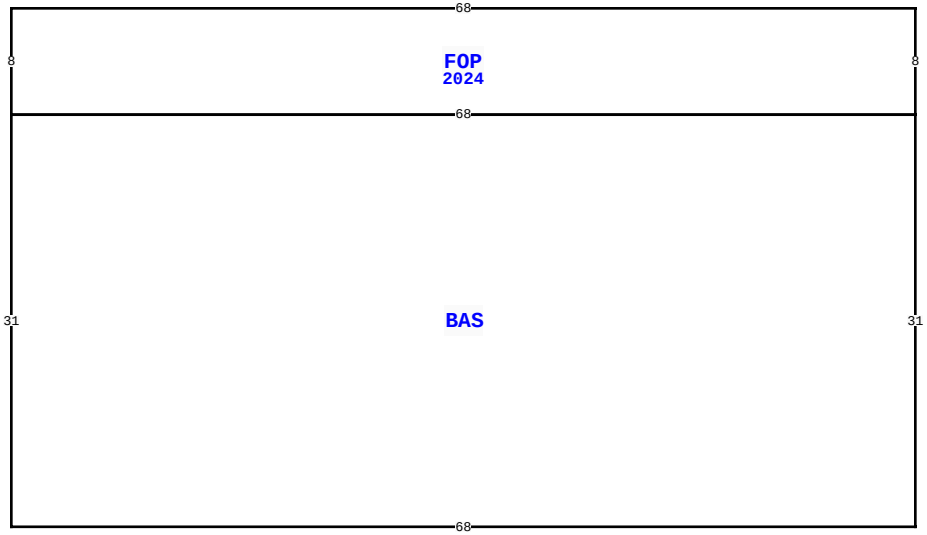
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	123,998
FOP	544	35	2024	190	11,177
TOTALS	2,652			2,298	135,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,298	115.0000	106.95	245,771	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 2108 HX Base Yr 2024



5875 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	50	2005	2005	3	50	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	3,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,174
TOTAL MARKET OB/XF VALUE		14,250
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		184,424
SOH/AGL Deduction		582
ASSESSED VALUE		183,842
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		127,431
TOTAL JUST VALUE		184,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,878

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
1572/1518	7/02/2026	QC	U	I	11	100
GRANTOR: THOMAS BRENDA K						
GRANTEE: FINNEY SHIRLEY K						
1575/634	6/30/2026	LE	U	I	14	100
GRANTOR: FINNEY SHIRLEY K						
GRANTEE: FINNEY SHIRLEY K (E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 14,250

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	0200	C	MBL HM	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE BY Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS