COMM SE COR OF SW1/4, RUN N 33 D
FT, N 21 DEG W 793.38 FT VOR POB
DEG W 717.76 FT, E'LY 880.21 FT

HEPPNER MICHAEL W/HEPPNER PATRICIA A
5726 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

30-4S-18-10513-005

BUILDING CHARACTERISTICS

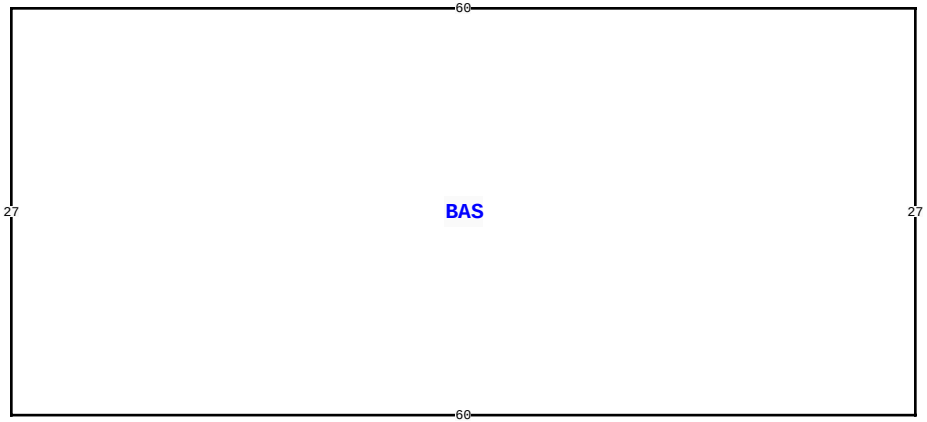
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,620	100		1,620	45,840
TOTALS	1,620			1,620	45,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.9000	70.74	114,599	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1620 HX Base Yr 2006



5726 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,840
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		70,070
TOTAL MARKET VALUE		70,349
SOH/AGL Deduction		30,543
ASSESSED VALUE		39,806
TOTAL EXEMPTION VALUE	HX HB 13	38,036
BASE TAXABLE VALUE		1,770
TOTAL JUST VALUE		129,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38421	PUMP/UTPOL	50	07/31/2019
28521	M H	464	04/29/2010
23065	M H	340	04/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/0238	10/18/2002	WD	Q	V		34,500
GRANTOR: PHILLIP MILLER						
GRANTEE: MICHAEL & PATRICIA						
0928/2305	6/12/2001	WD	Q	V		22,300
GRANTOR: J L DICKS						
GRANTEE: PHILLIP MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,070							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							

REVIEW DATE 09/29/2015 BY DF Total Acres: 10.01 Total Land Value: 11,009 Market: 63,070 Agricultural: 4,009 Common: 7,000 PRINTED 11/17/2026 BY SYS