COMM SE COR OF SW1/4, RUN N 33 D
N 53 DEG E 682.38 FT FOR POB, CO
717.20 FT TO SW'LY R/W OF CR-252

FENDER WILBURN DONALD/FENDER SYLVIA
6050 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

30-4S-18-10513-008

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06

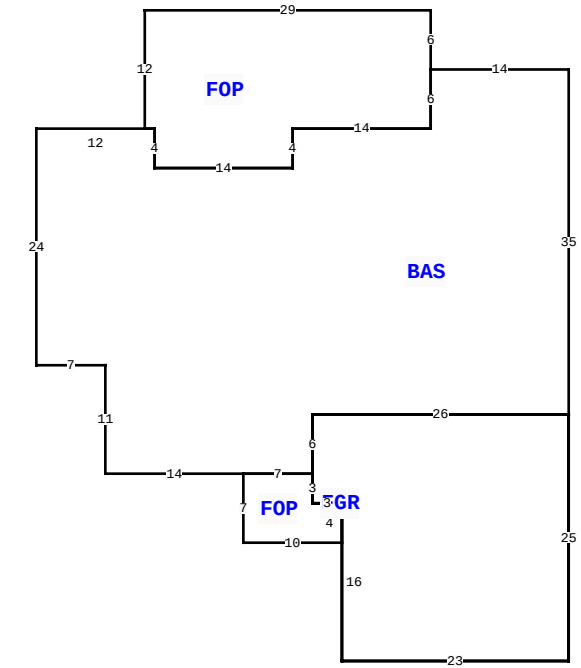
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100		1,685	219,244
FGR	1,204	55		662	86,136
FOP	61	30		18	2,342
FOP	404	30		121	15,744
TOTALS	3,354			2,486	323,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,486	121.4220	138.42	344,112	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1685 HX Base Yr 2021



6046 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		323,465
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,576
TOTAL MARKET VALUE		348,041
SOH/AGL Deduction		89,060
ASSESSED VALUE		258,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,570
TOTAL JUST VALUE		348,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39491	SFR	0	03/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/1274	2/12/2020	QC	U	V	11	100
GRANTOR: RICHARD FENDER						
GRANTEE: WILBURN DONALD FEND						
1135/0903	7/19/2007	WD	Q	V	01	100
GRANTOR: RDF INVESTMENTS INC						
GRANTEE: RICHARD FENDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N6 W29 S12 E1 S4 E14 N4 E14 N6$ S6 W14 S4 W14 N4 W12 S24 E7 S11 E14 FOP= S7 E10 N4 W3 N3 W7$ E7 FGR= S3 E3 S16 E23 N25 W26 S6 S3 E3 S16 E23 N25 W26 S6$ N6 E26 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.12	AC		1.00	1.00	0.80	6,000.00	4,800.00	24,576							

REVIEW DATE 10/20/2020 BY HC Total Acres: 5.12 Total Land Value: 24,576 Market: 0 Agricultural: 0 Common: 24,576 PRINTED 05/12/2026 BY SYS