

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

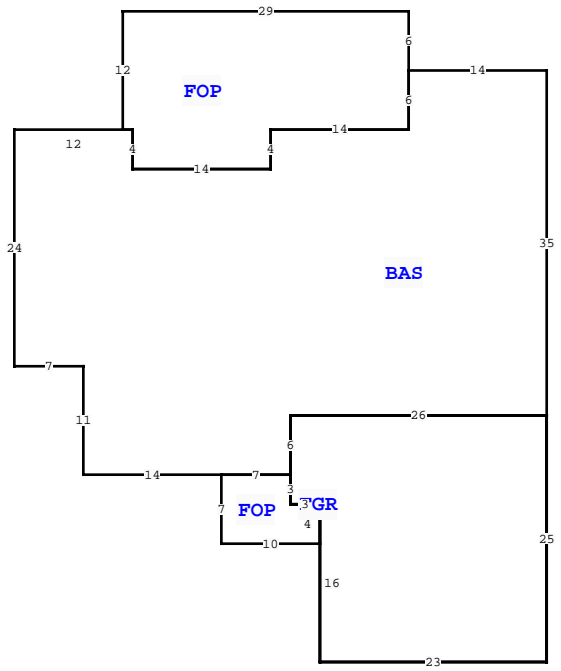
FENDER WILBURN DONALD/FENDER SYLVIA
6050 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

30-4S-18-10513-008


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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100% - 2021										
Heated Area: 1685 HX Base Yr 2021												



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	215,394
FGR	1,204	55		662	84,624
FOP	61	30		18	2,301
FOP	404	30		121	15,468
TOTALS	3,354			2,486	317,787

6046 SE COUNTY ROAD 252 , LAKE CITY
 BLD DATE: _____ LGL DATE: 05/26/2022 MLU
 XF DATE: _____ LAND DATE: _____
 INC DATE: _____ AG DATE: _____

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

EXTRA FEATURES																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
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	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							

LAND DESCRIPTION																								
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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	317,787			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	24,576			
TOTAL MARKET VALUE	342,363			
SOH/AGL Deduction	83,382			
ASSESSED VALUE	258,981			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	207,570			
TOTAL JUST VALUE	342,363			
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\$.																