

COMM SE COR OF SW1/4, RUN N 33 D  
 FOR POB, RUN N 53 DEG E 682.38 F  
 W 317.83 FT, S 53 DEG W 672.32 F

FENDER WILBURN D/FENDER SYLVIA A  
 6050 SE COUNTY RD 252  
 LAKE CITY, FL 32025

2026

30-4S-18-10513-009



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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	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	784	100	
TOTALS	784		69,893

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	2021	Heated Area: 784		HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p style="color: blue; font-size: 2em;">BAS</p> <p>14</p> <p>56</p> </div>													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
6050 SE COUNTY ROAD 252 , LAKE CITY													
05/26/2022 MLU													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	69,893			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	30,720			
TOTAL MARKET VALUE	107,613			
SOH/AGL Deduction	11,524			
ASSESSED VALUE	96,089			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	96,089			
TOTAL JUST VALUE	107,613			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	109,277			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34615	M H	670	11/03/2016
22690	M H	0	01/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/0776	9/18/2015	WD	U	I	37	30,000
GRANTOR: ANGELA M DOUGLAS						
GRANTEE: WILBURN D & SYLVIA						
1300/0743	7/06/2015	QC	U	I	11	100
GRANTOR: PHILLIP C DOUGLAS III						
GRANTEE: ANGELA M DOUGLAS						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W56 S14 E56 N14\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0200	C	MBL HM	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,720							