

COMM AT SE COR OF SW1/4 OF SEC R
 FT. FOR POB, CONT NE 1224.86 FT.
 252, NW ALONG R/W 361.82 FT, SW

ANDERSON BARBARA/ANDERSON JOHNNIE D
 5896 SE COUNTY ROAD 252
 LAKE CITY, FL 32025

2026

30-4S-18-10513-021


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	2,040	100	2024
TOTALS	2,040		234,785

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2024	Heated Area: 2040					HX Base Yr	2024	

BAS
2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			234,785
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			70,070
TOTAL MARKET VALUE			312,655
SOH/AGL Deduction			27,139
ASSESSED VALUE			285,516
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			234,105
TOTAL JUST VALUE			312,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046110	RV - Recreational		12/15/2022
000046037	Mobile Home		12/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2059	12/03/2021	WD	Q	V	01	95,000
GRANTOR: VERCHER CHAD						
GRANTEE: ANDERSON BARBARA						
1420/0203	9/18/2020	WD	Q	V	01	50,000
GRANTOR: JESUS LARA IBARRA & J						
GRANTEE: CHAD & JENA M VERCH						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2021	2021	3	100	4,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

TOTAL OB/XF													7,800				
5896 SE COUNTY ROAD 252 , LAKE CITY																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=18,3] E68 S30 W68 N30 \$												

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	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,070								