COMM INTERS OF E LINE OF SW1/4 O
OF CR-252-B, RUN N 223.03 FT FOR
300 FT, N 150 FT, E 300 FT TO W

ADDISON ANIMAL HOSPITAL INC
222 SW CR 252B
LAKE CITY, FL 32024

2026

34-3S-16-02493-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

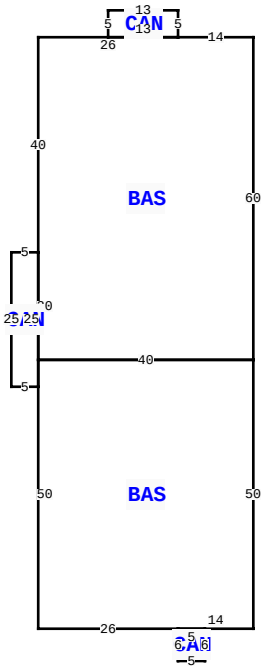
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	73,273
BAS	2,400	100		2,400	87,928
CAN	30	30		9	330
CAN	65	30		20	733
CAN	125	30		38	1,392
TOTALS	4,620			4,467	163,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	4,467	118.9444	47.58	212,540	1990	2005	0	0	0	23.00	77.00

1 PREF M B A 0% - 0 Heated Area: 4400 HX Base Yr



222 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,656
TOTAL MARKET OB/XF VALUE	12,404
TOTAL LAND VALUE - MARKET	78,517
TOTAL MARKET VALUE	254,577
SOH/AGL Deduction	0
ASSESSED VALUE	254,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,577
TOTAL JUST VALUE	254,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,428

SALE:1:1: 1.03 VACANT ACRES

LAND:1:1: ADDISON ANIMAL HOSPITAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26195	ADDN COMM	1,444	09/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1127/2499	8/09/2007	WD	Q	I	01	100
GRANTOR: CLIFFORD ADDISON						
GRANTEE: ADDISON ANIMAL HOSP						
0718/0395	5/04/1990	WD	Q	V		50,000
GRANTOR: CLYDE MUSGROVE						
GRANTEE: CLIFFORD ADDISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S50 E26 CAN= S6 E5 N6 W5$ E14 N50$ BAS= N60 W14 CAN= N5 W13 S5 E13$ W26 S40 CAN= W5 S25 E5 N25$ S20 E40$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,730	
2	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	100	2001	2001	3	100	1,600	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	470.00	UT	3.00	3.00	100	2008	2008	3	100	1,410	
5	0260	PAVEMENT-A	0	0	0	0	1,710.00	UT	1.85	1.85	100	2008	2008	3	100	3,164	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,404

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	1900	C	PROF BLDG	0		CI	150.00	300.00	44,867.00	SF		1.00	1.00	1.00	1.75	1.75	78,517							

REVIEW DATE 06/14/2023 BY JB Total Acres: 1.03 Total Land Value: 78,517 Market: 0 Agricultural: 0 Common: 78,517 PRINTED 05/08/2026 BY SYS