NE DIV: E1/2 LOT 14, 52.5 FT N & E & W,BLOCK 34 GELBERG'S REPLAT S/D.

CARWISE STEPHEN ANDREWS JR
850 NE COLDWATER AVE
LAKE CITY, FL 32055

2026

00-00-00-11159-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

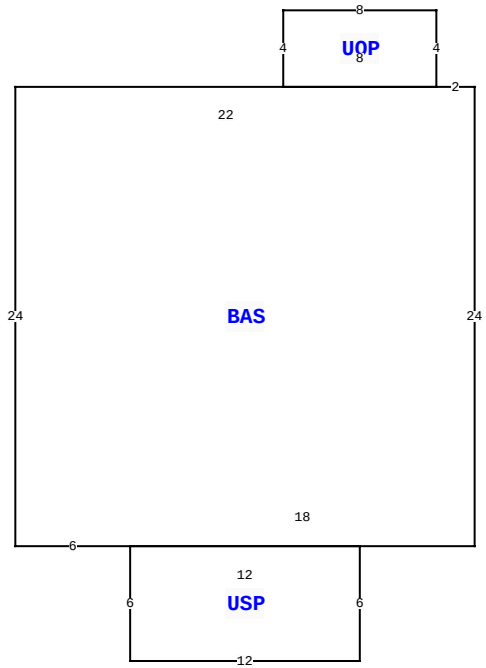
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	29317.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	52,063
UOP	32	20		6	542
USP	72	35		25	2,260
TOTALS	680			607	54,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	607	131.7580	147.57	89,575	2002	2002	10	0	0	28.75	61.25

2 SINGLE FAM 100% - 2022 Heated Area: 576 HX Base Yr 2022



850 NE COLDWATER AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		54,865
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,782
TOTAL MARKET VALUE		57,647
SOH/AGL Deduction		5,069
ASSESSED VALUE		52,578
TOTAL EXEMPTION VALUE	HX HB	27,578
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		57,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2437	SFR	110	08/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1436/2637	5/03/2021	WD	Q	I	01	49,900
GRANTOR: T JERNIGAN LLC						
GRANTEE: CARWISE STEPHEN AND						
1402/1857	12/17/2019	WD	Q	I	01	40,000
GRANTOR: VINCENT R & VALERIE D						
GRANTEE: T JERNIGAN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N4 W8 S4 E8 $ W22 S24 E6 USP= S6 E12 N6 W12$ E18 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100		*RSF	-353.00	105.00	5,565.00	SF		1.00	1.00	1.00	0.50	0.50	2,782							

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.13 Total Land Value: 2,782 Market: 0 Agricultural: 0 Common: 2,782 PRINTED 11/21/2025 BY SYS