N DIV: BEG NE COR BLOCK 128, RUN W R/W FOURTH ST 74.25 FT, W 78 F FT TO S R/W FRANKLIN ST, E ALONG

CARRINGTON MORTGAGE SERVICES, LLC
C/O LENDER LEGAL, PLLC, 1800 PEMBROOK DR STE 250
ORLANDO, FL 32810

2026

00-00-00-12200-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

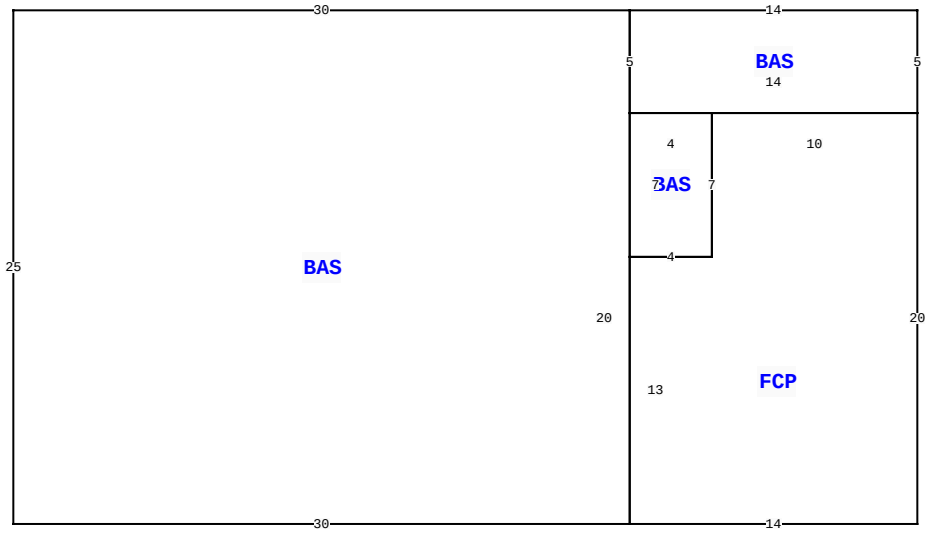
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28	100		28	1,788
BAS	70	100		70	4,471
BAS	750	100		750	47,902
FCP	252	25		63	4,024
TOTALS	1,100			911	58,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	911	87.7344	98.26	89,515	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 848 HX Base Yr



367 NW GARNET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,185
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	6,412
TOTAL MARKET VALUE	64,697
SOH/AGL Deduction	0
ASSESSED VALUE	64,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,697
TOTAL JUST VALUE	64,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/185	10/01/2025	CT	U	I	18	100
GRANTOR: JULIAO BRANDY MAY						
GRANTEE: CARRINGTON MORTGAGE						
1445/2470	8/26/2021	WD	U	I	30	82,000
GRANTOR: JULIAO RAFAEL H III						
GRANTEE: JULIAO BRANDY MAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E30 FCP= E14 N20 W10 BAS= W4 S7 E4 N7$ S7 W4 S13$ N20 BAS= E14 N5 W14 S5$ N5$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0			0.00	0.00	6,750.00	SF		1.00	1.00	1.00	0.95	0.95	6,412							

REVIEW DATE 11/17/2015 BY DF Total Acres: 0.15 Total Land Value: 6,412 Market: 0 Agricultural: 0 Common: 6,412 PRINTED 11/20/2025 BY SYS