LOT 5 SUZANNE S/D UNIT 1.
522-434, 926-1041, WD 1111-904
WD 1144-2096, CT 1384-1273, QC

CARTER TAKISHA L
770 SW SYMPHONY LOOP, APT 4303
LAKE CITY, FL 32025

2025

03-4S-17-07570-005

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 50
Interior Floo	15	HARDTILE 50
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

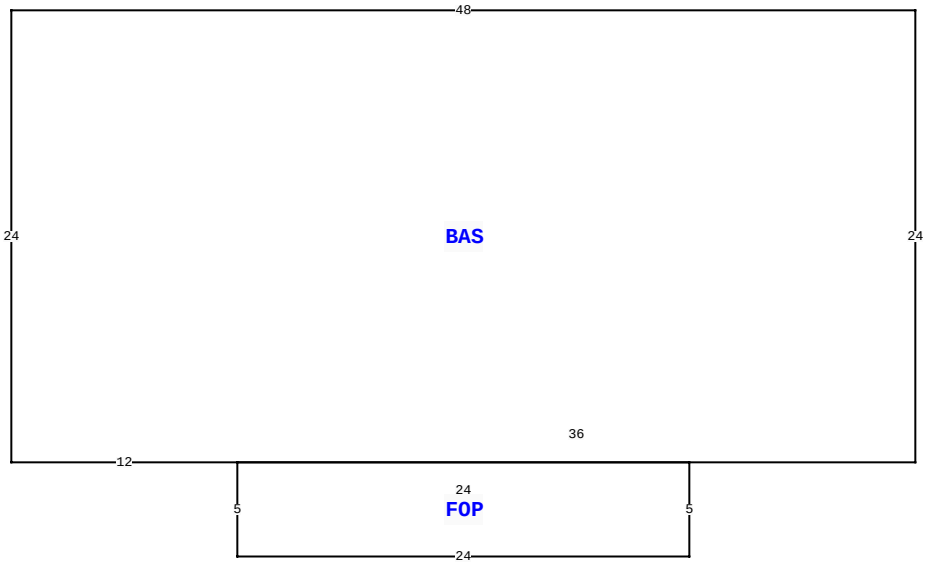
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	122,497
FOP	120	30		36	3,828
TOTALS	1,272			1,188	126,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	119.3400	128.89	153,121	2001	2010	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 2021 Heated Area: 1152 HX Base Yr



416 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	126,325
TOTAL MARKET OB/XF VALUE	2,093
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	146,918
SOH/AGL Deduction	1,339
ASSESSED VALUE	145,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,579
TOTAL JUST VALUE	146,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18246	SFR	237	05/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2467	1/31/2020	WD	Q	I	01	125,000
GRANTOR: RODCAT PROPERTIES LLC						
GRANTEE: TAKISHA L CARTER						
1396/2772	10/16/2019	QC	U	I	11	85,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: RODCAT PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FOP= S5 E24 N5 W24$ E36 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
1	0166	CONC,PAVMT	0	0	0	0	531.00	UT	3.00	3.00	100	2001	2001	3	100	1,593	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,093

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/07/2025 BY SYS