LOT 21 SUZANNE S/D UNIT 1.
591-357, 779-704, 903-1204,
WD 1093-758, CT 1242-1122,

CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES, INC
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

**2025**

**03-4S-17-07570-021**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

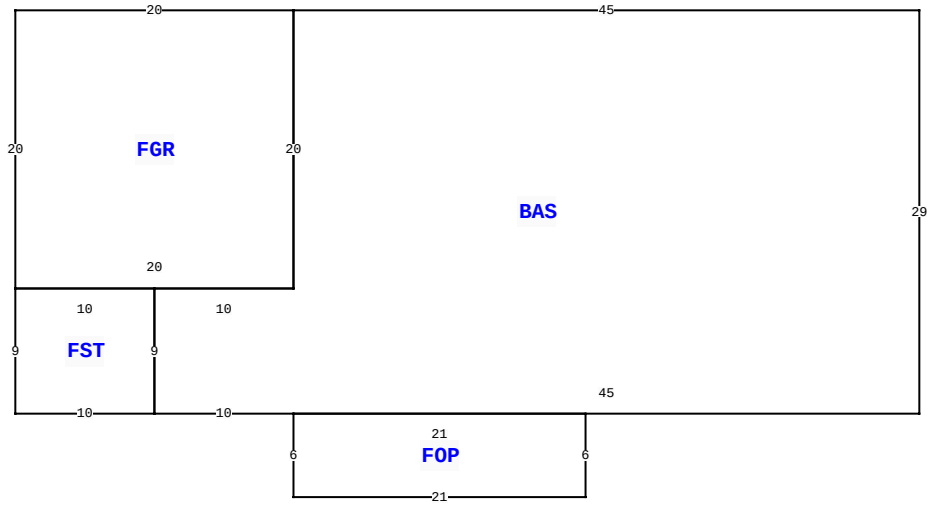
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,395 | 100 | | 1,395 | 111,131 |
| FGR | 400 | 55 | | 220 | 17,526 |
| FOP | 126 | 30 | | 38 | 3,027 |
| FST | 90 | 55 | | 50 | 3,983 |
| TOTALS | 2,011 | | | 1,703 | 135,668 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,703 | 113.4840 | 122.56 | 208,720 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1395 HX Base Yr




192 SE CAROB GLN, 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 | | 135,668 |
| TOTAL MARKET OB/XF VALUE | | 3,300 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 157,468 |
| SOH/AGL Deduction | | 4,554 |
| ASSESSED VALUE | | 152,914 |
| TOTAL EXEMPTION VALUE | 10 | 152,914 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 157,468 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,704 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31357 | MAINT/ALTR | 40 | 08/19/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1314/1407 | 4/29/2016 | WD | U | I | 18 | 0 |
| GRANTOR: COLUMBIA COUNTY, FLOR | | | | | | |
| GRANTEE: CARC-ADVOCATES FOR | | | | | | |
| 1250/2400 | 3/04/2013 | WD | U | I | 18 | 93,000 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: COLUMBIA COUNTY BOA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W45 FGR= W20 S20 E20 N20$ S20 W10 FST= W10 S9 E10 N9$ S9 E10 FOP= S6 E21 N6 W21$ E45 N29$.

### 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,300

| 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 02/27/2017 BY DF Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/02/2025 BY SYS