LOT 7 CARTER PL, UNR S/D. ALSO D
SW COR OF NW 1/4 OF NW 1/4, S 17
COR OF LOT 7 739.18 FT TO POB, E

HOMETOWN INVESTORS LLC
134 SW VELVET GLN
LAKE CITY, FL 32024

2026

05-3S-17-04843-047

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

305 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,100
TOTAL MARKET VALUE	454
SOH/AGL Deduction	0
ASSESSED VALUE	454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454
TOTAL JUST VALUE	8,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054428	Right-of-Way Acce		11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1060	9/25/2025	WD	Q	V	01	35,000

GRANTOR: BASS ERNEST L

GRANTEE: HOMETOWN INVESTORS

BUILDING NOTES

BUILDING DIMENSIONS

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	6200	A	PASTURE 3	0		00	0.00	0.00	1.62	AC		1.00	1.00	1.00	280.00	280.00	454							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	1.62	AC		1.00	1.00	1.00	5,000.00	5,000.00	8,100							

REVIEW DATE 07/12/2019 BY RP Total Acres: 1.62 Total Land Value: 454 Market: 8,100 Agricultural: 454 Common: 0 PRINTED 11/17/2025 BY SYS