LOT 17 BLOCK A HOLLY BROOK S/D.
811-1185, WD 1054-2757, WD 1241-

LARSON CARRIE N/LARSON DARYL D
204 SW BAMBI LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-217

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

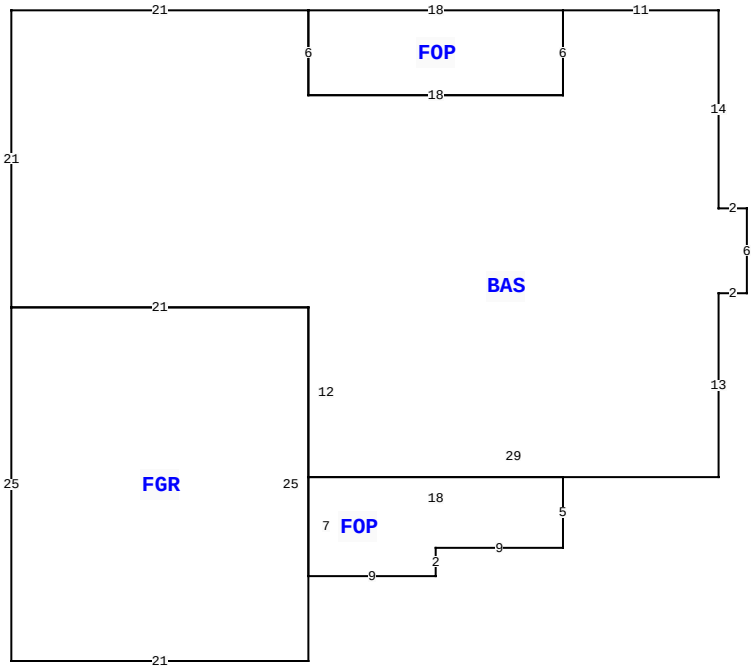
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100		1,302	166,717
FGR	525	55		289	37,006
FOP	108	30		32	4,097
FOP	108	30		32	4,097
TOTALS	2,043			1,655	211,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,655	121.6215	136.22	225,444	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1302 HX Base Yr 2021



204 SW BAMBI LN, 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		211,917
TOTAL MARKET OB/XF VALUE		6,640
TOTAL LAND VALUE - MARKET		10,175
TOTAL MARKET VALUE		228,732
SOH/AGL Deduction		43,707
ASSESSED VALUE		185,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,303
TOTAL JUST VALUE		228,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40080	SFR	0	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1482	9/28/2021	QC	U	I	11	100
GRANTOR: CARTER CARRIE N (NEWL						
GRANTEE: LARSON CARRIE N						
1409/1589	4/02/2020	QC	U	V	11	100
GRANTOR: MARY S EBERT						
GRANTEE: CARRIE N CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= W18 S6 E18 N6$ S6 W18 N6 W21 S21 FGR= S25 E21 N25 W21$ E21 S12 FOP= S7 E9 N2 E9 N5 W18$ E29 N13 E2 N6 W2 N14$.

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	100	0	0	912.00	UT	2.25	2.25	100	2020	2020	3	100	2,052	
2	0169	FENCE/WOOD	0	100	37	8	296.00	UT	15.50	15.50	100	2020	2020	3	100	4,588	

LAND DESCRIPTION

TOTAL OB/XF 6,640

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.55	18,500.00	10,175.00	10,175							

REVIEW DATE 11/03/2020 BY HC Total Acres: 0.49 Total Land Value: 10,175 Market: 0 Agricultural: 0 Common: 10,175 PRINTED 11/19/2025 BY SYS