COMM NW COR OF S1/2 OF NW1/4,
RUN E 917.59 FT FOR POB, CONT
E 208.89 FT, S 208.71 FT, W

BURNS ROBERT D/BURNS PAULA C
989 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02820-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

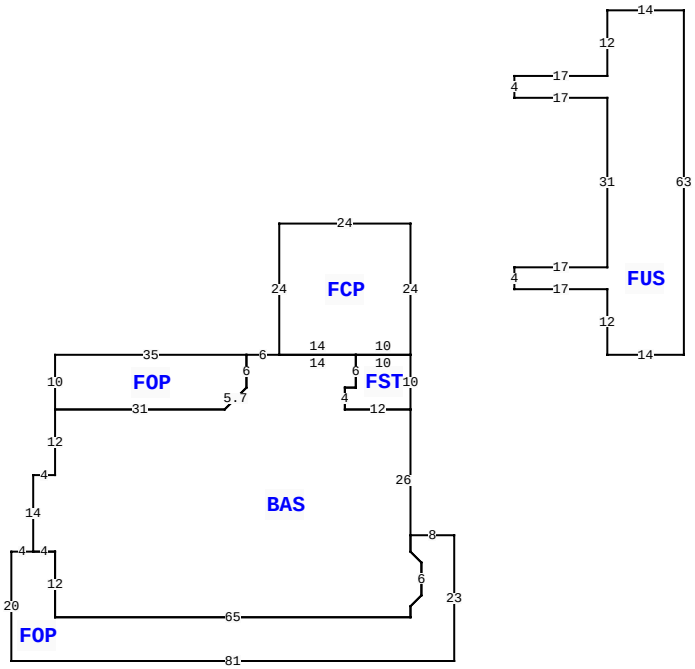
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100		2,742	274,959
FCP	576	25		144	14,440
FOP	342	30		103	10,329
FOP	848	30		254	25,470
FST	108	55		59	5,916
FUS	1,018	100		1,018	102,082
TOTALS	5,634			4,320	433,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,320	114.7850	128.56	555,379	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 3760 HX Base Yr 2004



989 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		433,196
TOTAL MARKET OB/XF VALUE		3,594
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		449,790
SOH/AGL Deduction		147,806
ASSESSED VALUE		301,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,262
TOTAL JUST VALUE		449,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048454	Roof Replacement	25,100	10/20/2023
19398	SFR	693	04/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0949/1854	3/15/2002	WD	U	V		100
GRANTOR: MARY LOIS HERNDON - C						
GRANTEE: ROBERT D & PAULA BU						
0949/1851	3/15/2002	WD	U	V		100
GRANTOR: EVERETT & MARIE CREWS						
GRANTEE: ROBERT D & PAULA BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= W35 S10 E31 R4 U4 N6$ S6 D4 L4 W31 S12 W4 S14 FOP= W4 S20 E81 N23 W8 S3 D2 R2 S6 L2 D2 S2 W65 N12 W4$ E4 S12 E65 N2 U2 R2 N6 L2 U2 N26 FST= N10 W10 S6 W2 S4 E12$ W12 N4 E2 N6 FCP= E10 N24 W24 S24 E14$ W14$ PTR= E60 FUS= E14 N63 W14 S12 W17 S4 E17 S31 W17 S4 E17 S12 $W60$.

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	1,797.00	UT	2.00	2.00	100	2003	2003	3	100	3,594	

LAND DESCRIPTION

TOTAL OB/XF 3,594

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 01/13/2024 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/10/2025 BY SYS