COMM SW COR OF SEC, RUN NORTH 23
66.48 FT FOR POB CONT E 867.80 F
W 867.92 FT, N 504.32 FT TO POB

CARPENTER PATRICIA ANN/CARPENTER JAMES MADISON
8598 WHEELER RD
MARION, AR 72364

2026

11-4S-17-08319-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

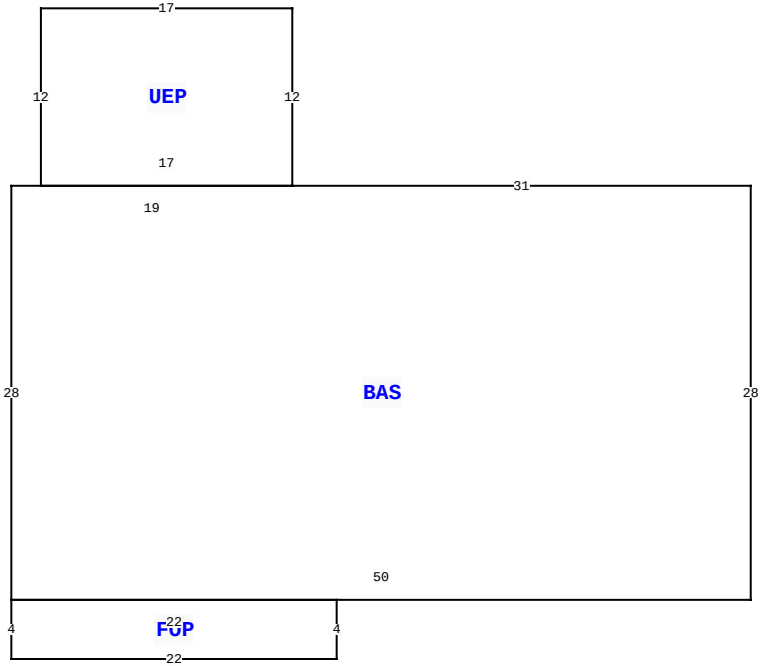
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	105,942
FOP	88	30		26	1,968
UEP	204	60		122	9,232
TOTALS	1,692			1,548	117,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	103.9500	116.42	180,218	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr



2215 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,142
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	86,925
TOTAL MARKET VALUE	146,709
SOH/AGL Deduction	3,177
ASSESSED VALUE	143,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,532
TOTAL JUST VALUE	206,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32926	TR/TRAILER	50	04/30/2015
6786	SFR	43,000	01/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2559	11/06/2020	LE	U	I	14	100
GRANTOR: PATRICIA ANN & JAMES						
GRANTEE: VALERIE SUZANNE CAR						
1423/2557	10/29/2020	QC	U	I	11	100
GRANTOR: PATRICIA ANN						
GRANTEE: PATRICIA ANN & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UEP= N12 W17 S12 E17$ W19 S28 FOP= S4 E22 N4 W22$ E50 N28$.

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	0210	GARAGE U	0	0	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	6.75	AC		1.00	1.00	1.00	647.00	647.00	4,367							
3	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.70	9,500.00	6,650.00	13,300							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.75	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,125							

REVIEW DATE 04/12/2017 BY DF Total Acres: 9.75 Total Land Value: 27,167 Market: 64,125 Agricultural: 4,367 Common: 22,800 PRINTED 11/21/2025 BY SYS