BEG AT NW COR OF W1/2 OF SE 1/4
FT, S 678.35 FT, W 597.92 FT, S
W 45 FT, N 1337.02 FT TO POB.

CAMPBELL DARREN/CAMPBELL JENNIFER ANN
2659 SW CARPENTER RD
LAKE CITY, FL 32024

2026

13-5S-15-00458-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

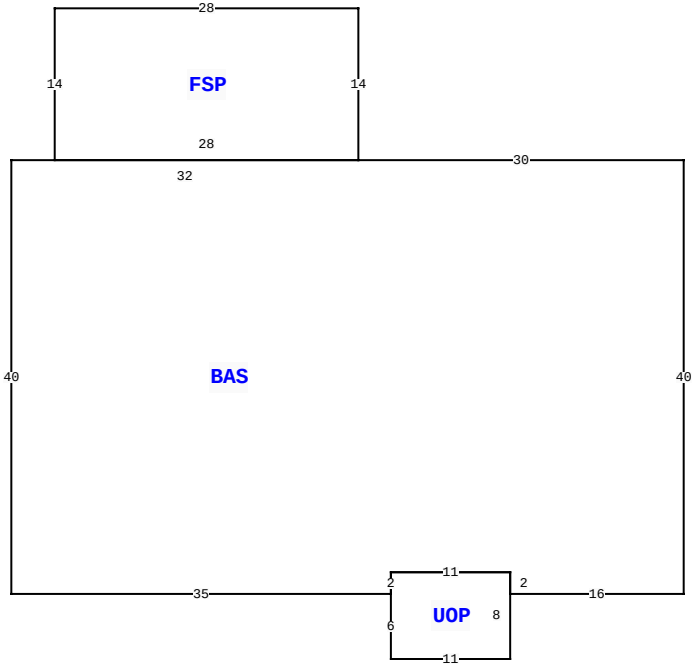
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,458	100		2,458	228,484
FSP	392	40		157	14,594
UOP	88	25		22	2,045
TOTALS	2,938			2,637	245,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,637	114.5000	113.36	298,930	2016	2016	0	0	0	18.00	82.00

1 MANUF 2 100% - 2022 Heated Area: 2458 HX Base Yr 2022



2659 SW CARPENTER RD, 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		245,123
TOTAL MARKET OB/XF VALUE		23,480
TOTAL LAND VALUE - MARKET		99,750
TOTAL MARKET VALUE		295,607
SOH/AGL Deduction		14,456
ASSESSED VALUE		281,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,429
TOTAL JUST VALUE		368,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35585	M H	375	07/31/2017
31902	M H	590	06/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1258	3/12/2021	WD	Q	I	01	295,000
GRANTOR: NICKERSON DAVID D						
GRANTEE: CAMPBELL DARREN						
1432/1256	3/11/2021	WD	U	I	11	100
GRANTOR: NICKERSON DAVID D & J						
GRANTEE: NICKERSON DAVID D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W32 S40 E35 N2 E11 S2 E16 N40 $
FSP=[ORIG=-30,0] N14 W28 S14 E28 $
UOP=[ORIG=-27,40] S6 E11 N8 W11 S2 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0031	BARN,MT AE	0	100	24	40	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,640	
8	0251	LEAN TO W/	0	100	16	40	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,240	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 23,480

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	9,500.00	9,500.00	24,795							
2	6200	A	PASTURE 3	100					7.89	AC		1.00	1.00	1.00	280.00	280.00	2,209							
3	9910	M	MKT.VAL.AG	100					7.89	AC		1.00	1.00	1.00	9,500.00	9,500.00	74,955							

REVIEW DATE 11/22/2017 BY TW Total Acres: 10.50 Total Land Value: 27,004 Market: 74,955 Agricultural: 2,209 Common: 24,795 PRINTED 11/19/2025 BY SYS