COMM NE COR OF NE1/4 OF SW1/4, R
W R/W OF RD, SE ALONG R/W 28.36
SE 275.35 FT, SW 418.70 FT, N 24

CARTER PATRICIA/BENNETT PATTY
257 NW BO CT
LAKE CITY, FL 32055

2026

15-3S-16-02129-001

BUILDING CHARACTERISTICS

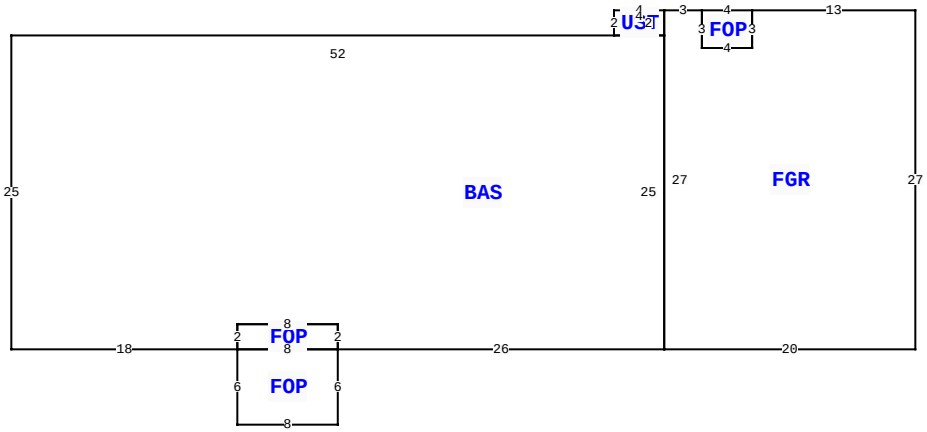
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	99,943
FGR	528	55		290	22,573
FOP	12	30		4	311
FOP	16	30		5	389
FOP	48	30		14	1,090
UST	8	45		4	311
TOTALS	1,896			1,601	124,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	106.9200	119.75	191,720	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1284 HX Base Yr



138 NW WALTER MAYO GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,618
TOTAL MARKET OB/XF VALUE	2,811
TOTAL LAND VALUE - MARKET	29,250
TOTAL MARKET VALUE	156,679
SOH/AGL Deduction	0
ASSESSED VALUE	156,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,679
TOTAL JUST VALUE	156,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049086	Roof Replacement	16,200	01/25/2024
29160	MAINT/ALTR	25	02/03/2011
16301	REMODEL	70	11/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/1422	4/09/2022	QC	U	I	11	100

GRANTOR: MAYO EARL

GRANTEE: CARTER PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S25 E18 FOP= S6 E8 N6 W8$ FOP= E8 N2 W8 S2$ N2 E8 S2 E26 FGR= E20 N27 W13 FOP= W4 S3 E4 N3$ S3 W4 N3 W3 S27$ N25$ UST= N2 W4 S2 E4$.

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	0	0	0	501.00	UT	1.50	1.50	80	1993	1993	3	80	601	
2	0060	CARPORT F	0	0	26	27	442.00	UT	5.00	5.00	100	1993	1993	3	100	2,210	

LAND DESCRIPTION

TOTAL OB/XF 2,811

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	1.95	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,250							

REVIEW DATE 02/12/2024 BY JS Total Acres: 1.95 Total Land Value: 29,250 Market: 0 Agricultural: 0 Common: 29,250 PRINTED 11/18/2025 BY SYS