LOT 3 BLOCK C OSCEOLA ESTATES
S/D.
365-480, 528-641, TD 1383-865,

CASTRO MICHAEL
146 NE CARRIER PL
LAKE CITY, FL 32055

2025

15-3S-18-10283-000

BUILDING CHARACTERISTICS

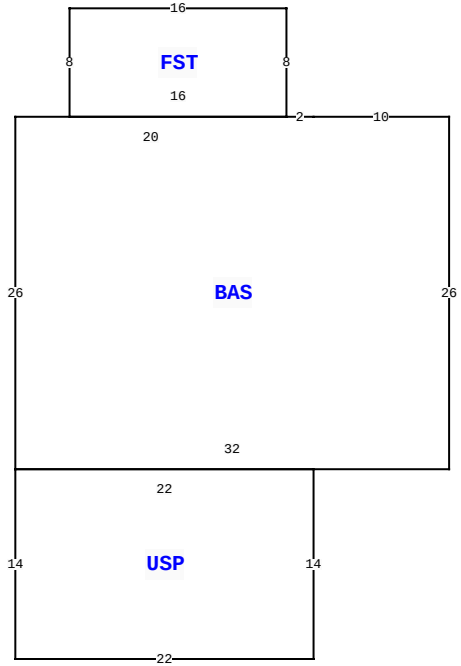
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	47,450
FST	128	55		70	3,992
USP	308	35		108	6,159
TOTALS	1,268			1,010	57,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	78.3432	87.74	88,617	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 832 HX Base Yr 2020



146 NE CARRIER PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,601
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		4,120
TOTAL MARKET VALUE		61,821
SOH/AGL Deduction		35,673
ASSESSED VALUE		26,148
TOTAL EXEMPTION VALUE	HX HB SX WR	26,148
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1396/2519	10/15/2019	WD	Q	I	01	20,000
GRANTOR: MATTHEW G CLARK						
GRANTEE: MICHAEL CASTRO						
1385/0590	5/23/2019	WD	U	I	37	12,000
GRANTOR: JOYCE A BYRD						
GRANTEE: MATTHEW G CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N8 W16 S8 E16$ W20 S26 USP= S14 E22 N14 W22$E32 N26 W10$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		00	118.00	148.00	0.40	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,120							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.40 Total Land Value: 4,120 Market: 0 Agricultural: 0 Common: 4,120 PRINTED 08/15/2025 BY SYS