LOT 7 BLOCK C OSCEOLA ESTATES
S/D. ORB 456-469, 740-001,
914-505, WD 1093-592

BOYD MARK A
236 NE CARRIER PL
LAKE CITY, FL 32055

2025

15-3S-18-10283-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

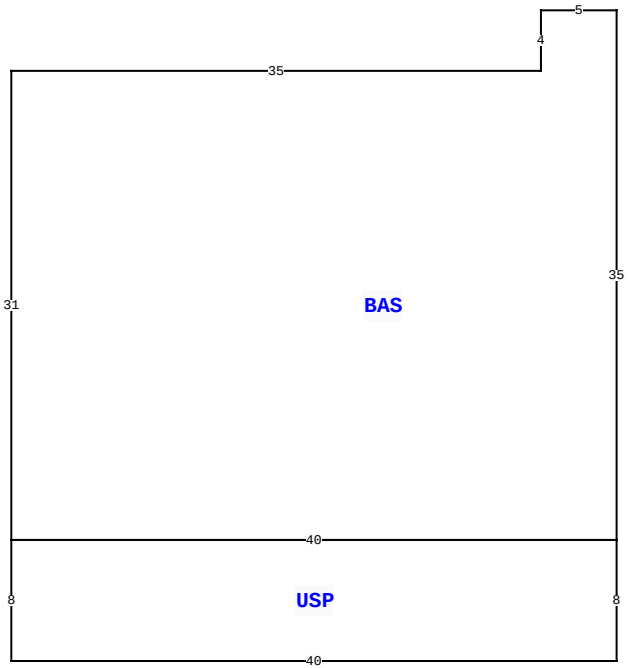
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	88,518
USP	320	35		112	7,868
TOTALS	1,580			1,372	96,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	96.5000	108.08	148,286	1900	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1260 HX Base Yr 2008



236 NE CARRIER PL, 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		96,386
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		6,180
TOTAL MARKET VALUE		102,666
SOH/AGL Deduction		46,960
ASSESSED VALUE		55,706
TOTAL EXEMPTION VALUE	HX HB DX	35,706
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		102,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/0592	8/15/2006	WD	Q	I		70,000
GRANTOR: JAMES P WILLIAMS & TA						
GRANTEE: MARK A BOYD						
0914/0505	11/03/2000	WD	Q	I		35,000
GRANTOR: SEALEY & CROWE						
GRANTEE: JAMES P WILLIAMS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S31 USP= S8 E40 N8W40$ E40 N35 W5 S4$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	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	0.00	0.00	0.40	AC		1.00	1.00	1.50	10,300.00	15,450.00	6,180							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.40 Total Land Value: 6,180 Market: 0 Agricultural: 0 Common: 6,180 PRINTED 08/12/2025 BY SYS