LOTS 9 & 10 BLOCK C OSCEOLA ESTATES S/D. 392-388, DC 797-1540, WD 1181-1189, WD 1207-

PAUL SHELBY R
251 NE CARNATION PL
LAKE CITY, FL 32055

**2025**

**15-3S-18-10284-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

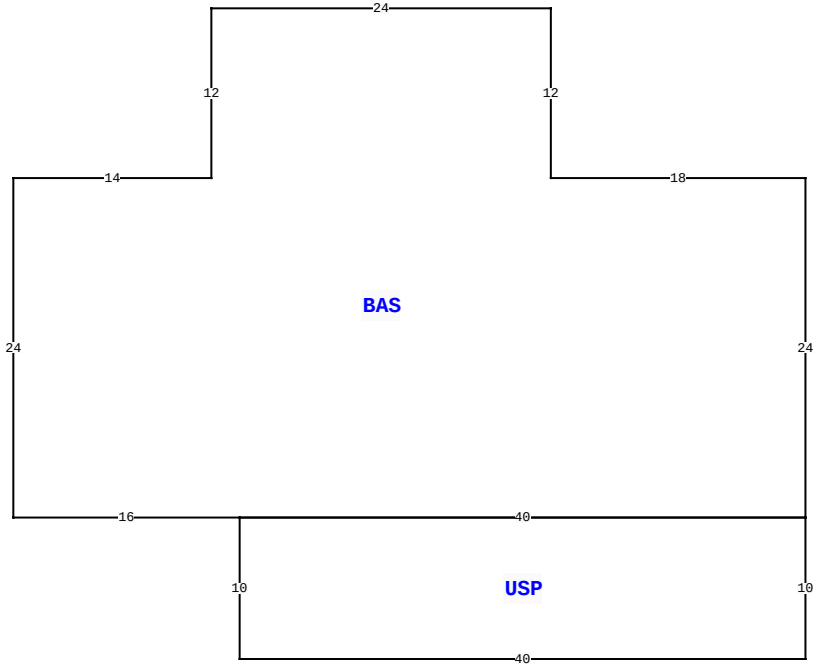
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,632 | 100 | | 1,632 | 31,112 |
| USP | 400 | 35 | | 140 | 2,669 |
| TOTALS | 2,032 | | | 1,772 | 33,782 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,772 | 79.4295 | 47.66 | 84,454 | 1979 | 1979 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2017 Heated Area: 1632 HX Base Yr 2017




251 NE CARNATION 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 | | 33,782 |
| TOTAL MARKET OB/XF VALUE | | 9,237 |
| TOTAL LAND VALUE - MARKET | | 7,254 |
| TOTAL MARKET VALUE | | 50,273 |
| SOH/AGL Deduction | | 24,105 |
| ASSESSED VALUE | | 26,168 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 1,168 |
| TOTAL JUST VALUE | | 50,273 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 43,588 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041640 | Electrical Servic | 0 | 03/31/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1327/2501 | 8/26/2016 | WD | U | I | 11 | 100 |
| GRANTOR: JOSHUA R PAUL | | | | | | |
| GRANTEE: SHELBY R PAUL | | | | | | |
| 1207/1901 | 1/05/2011 | WD | U | I | 11 | 100 |
| GRANTOR: GORDAN SCOTT & ROBIN | | | | | | |
| GRANTEE: JOSHUA R PAUL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 N12 W24 S12 W14 S24 E16 USP= S10 E40 N10 W40$ E40N24$.

## 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 | 1993 | 1993 | 3 | 100 | 100 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 14 | 20 | 280.00 | UT | 2.28 | 2.28 | 100 | 0 | 0 | 3 | 100 | 637 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,237

| 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 | | 00 | 0.00 | 148.00 | 0.78 | AC | | 1.00 | 1.00 | 1.00 | 9,300.00 | 9,300.00 | 7,254 | | | | | | | |

REVIEW DATE 12/09/2021 BY JB Total Acres: 0.78 Total Land Value: 7,254 Market: 0 Agricultural: 0 Common: 7,254 PRINTED 08/12/2025 BY SYS