LOTS 11 & 12 BLOCK C OSCEOLA EST
393-511, 421-261, 624-329,332, 6

PETERSON DAVID M/PETERSON PAMELA J
227 NE CARNATION PL
LAKE CITY, FL 32055

2025

15-3S-18-10284-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

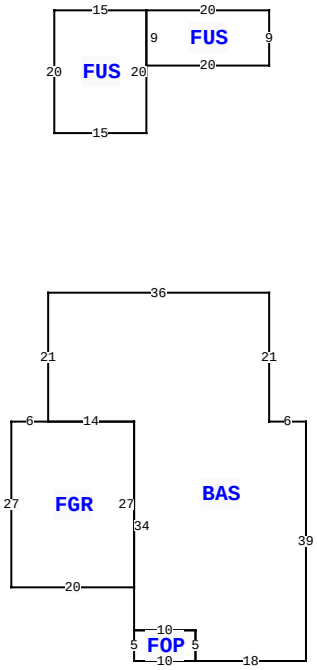
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	185,204
FGR	540	55		297	30,593
FOP	50	30		15	1,545
FUS	180	100		180	18,541
FUS	300	100		300	30,902
TOTALS	2,868			2,590	266,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	141.4875	158.47	410,437	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2278 HX Base Yr 2022



227 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		266,784
TOTAL MARKET OB/XF VALUE		23,967
TOTAL LAND VALUE - MARKET		8,137
TOTAL MARKET VALUE		298,888
SOH/AGL Deduction		51,325
ASSESSED VALUE		247,563
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,841
TOTAL JUST VALUE		298,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,204

XFOB:9:1: HUNTING SHED/CAMP

PRMT:1:1: NO CHARGE DUE TO FIRE DAMAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16926	REMODEL	0	05/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2439	10/13/2021	WD	Q	I	01	360,000

GRANTOR: PAUL GORDON SCOTT

GRANTEE: PETERSON DAVID M

1405/0976	2/11/2020	WD	U	I	11	100

GRANTOR: SCOTT PAUL

GRANTEE: GORDON SCOTT & ROBI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S21 E14 S34 E10 S5 E18 N39 W6 N21 $
FGR=[ORIG=-36,21] W6 S27 E20 N27 W14 $
FUS=[ORIG=-20,-26] N20 W15 S20 E15 $
FOP=[ORIG=-22,55] S5 E10 N5 W10 $
FUS=[ORIG=0,-46] W20 S9 E20 N9 $
.

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	10	24	480.00	UT	3.50	3.50	100	1993	1993	3	100	1,680	
2	0166	CONC,PAVMT	0	100	0	0	1,800.00	UT	1.50	1.50	50	1993	1993	3	50	1,350	
3	0280	POOL R/CON	0	100	0	0	624.00	UT	35.00	35.00	30	2000	2000	3	30	6,552	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0282	POOL ENCL	0	100	30	51	1,530.00	UT	15.00	15.00	30	2000	2000	3	30	6,885	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

LAND DESCRIPTION

TOTAL OB/XF 23,967

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	114.00	148.00	0.39	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,017							
2	0200	C	MBL HM	100		00	114.00	148.00	0.40	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,120							

REVIEW DATE 12/08/2021 BY CP Total Acres: 0.79 Total Land Value: 8,137 Market: 0 Agricultural: 0 Common: 8,137 PRINTED 08/12/2025 BY SYS