COMM NE COR OF NE1/4, RUN W 2613
TO FENCE LINE, S ALONG FENCE 202
E 1171.12 FT, S 60.04 FT FOR POB

BALL MASON G
673 NW CARR CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

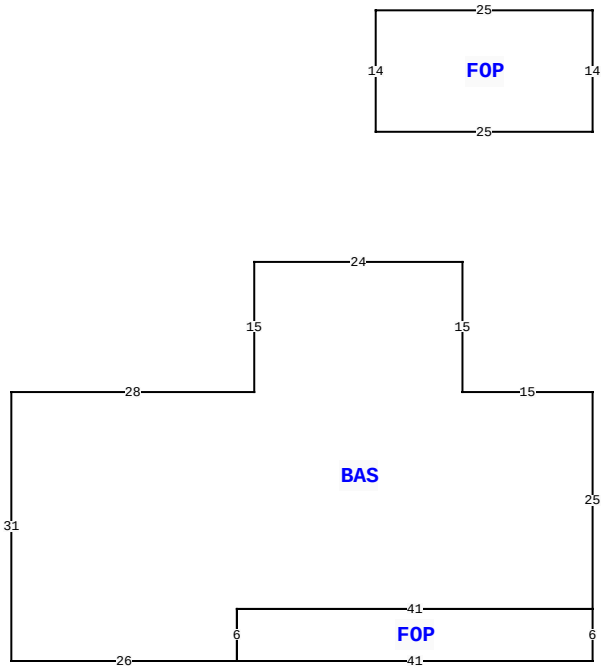
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100		2,191	193,194
FOP	246	30		74	6,525
FOP	350	30		105	9,259
TOTALS	2,787			2,370	208,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	113.6840	127.33	301,772	1980	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2021 Heated Area: 2191 HX Base Yr 2021



673 NW CARR CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,977
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		44,496
TOTAL MARKET VALUE		261,773
SOH/AGL Deduction		43,283
ASSESSED VALUE		218,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,768
TOTAL JUST VALUE		261,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042550	Solar Power Syste	30,000	08/16/2021
12998	M H	125	08/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2154	5/23/2019	WD	U	I	11	100
GRANTOR: JULIA L BALL						
GRANTEE: MASON G BALL						
1295/0748	5/22/2015	WD	Q	I	01	175,000
GRANTOR: PATRICIA NAIL						
GRANTEE: BASON G & JULIA L B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N15 W24 S15 W28 S31 E26 FOP= E41 N6 W41 S6$ N6 E41 N25$ PTR=N30 FOP= N14 W25S14 E25$ S30$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		A-1	0.00	0.00	6.18	AC		1.00	1.00	0.90	8,000.00	7,200.00	44,496							

REVIEW DATE 01/31/2023 BY KS Total Acres: 6.18 Total Land Value: 44,496 Market: 0 Agricultural: 0 Common: 44,496 PRINTED 11/04/2025 BY SYS