COMM NW COR OF E1/2 OF SEC, RUN (17.12 FT), S 4010.17 FT FOR POB FT, E 564.48 FT, N 389.60 FT, W

PLATH CARMEN R
274 NW CARR CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

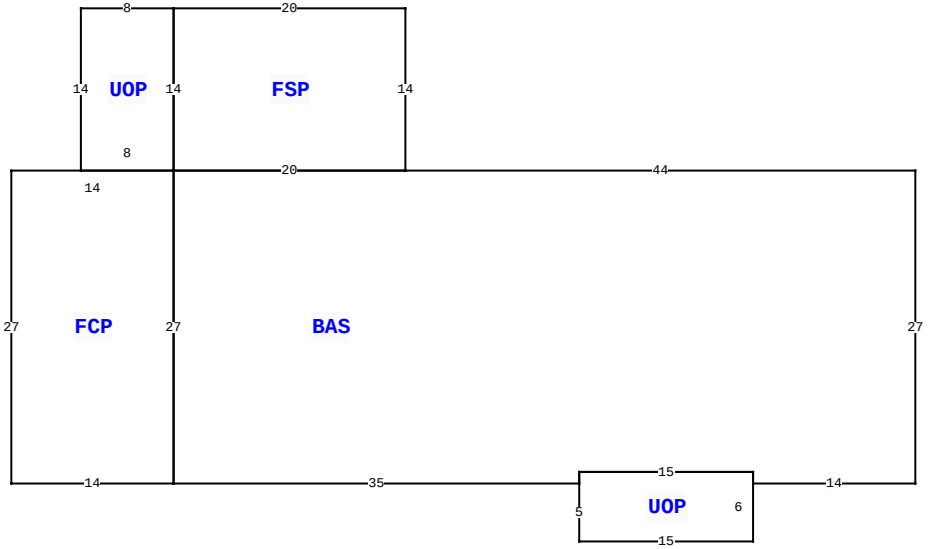
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,713	100		1,713	102,647
FCP	378	25		94	5,633
FSP	280	40		112	6,711
UOP	90	25		22	1,318
UOP	112	25		28	1,678
TOTALS	2,573			1,969	117,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,969	115.9000	108.95	214,523	1998	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2009 Heated Area: 1713 HX Base Yr 2009



274 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		117,988
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		44,088
TOTAL MARKET VALUE		172,776
SOH/AGL Deduction		99,528
ASSESSED VALUE		73,248
TOTAL EXEMPTION VALUE	HX HB	48,248
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		172,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,776

SALE:2:1: 10.10 AC WITH 1980 MH

SALE:1:1: REPO

BLDG:1:1: GUERDON MH:RP LETTER MAILED 12/97 FOR NE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047314	Roof Replacement	14,350	05/24/2023
27436	M H	653	10/20/2008
13426	M H	125	12/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/1618	1/29/2008	WD	Q	I		114,400
GRANTOR: RUFUS R BOLTIN JR						
GRANTEE: CARMEN R PLATH						
0989/0492	7/18/2003	WD	Q	I		85,000
GRANTOR: NORA LOGAN						
GRANTEE: RUFUS R BOLTIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N14 W20 S14 E20$ W20 UOP= N14 W8 S14 E8$ FCP= W14 S27 E14 N27$ S27 E35 UOP= S5 E15 N6 W15 S1$ N1 E15 S1 E14 N27$.

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	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.80	11,000.00	8,800.00	44,088							

REVIEW DATE 06/13/2023 BY jerry Total Acres: 5.01 Total Land Value: 44,088 Market: 0 Agricultural: 0 Common: 44,088 PRINTED 11/05/2025 BY SYS