COMM AT NE COR SEC, RUN W 2613.7
FT, CONT CONT S 682.30 FT, E 117
FT, W 546.67 FT TO E R/W OF CARR

MACDONALD STEPHANEE NAIL/MACDONALD DAVID LANCE
569 NW CARR CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

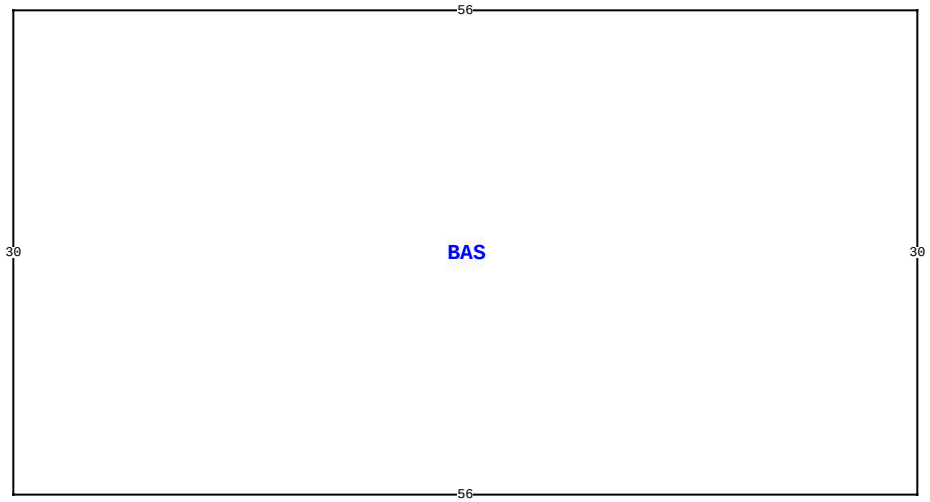
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	150,829
TOTALS	1,680			1,680	150,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	113.7000	106.88	179,558	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2005 Heated Area: 1680 HX Base Yr 2005



569 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		150,829
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		182,329
SOH/AGL Deduction		87,728
ASSESSED VALUE		94,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,879
TOTAL JUST VALUE		182,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35566	M H	0	07/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/2179	5/24/2017	QC	U	I	11	100
GRANTOR: KEITH G NAIL						
GRANTEE: DAVID LANCE & STEPH						
1337/2177	5/22/2017	QC	U	I	11	100
GRANTOR: STEVEN H NAIL PR FOR						
GRANTEE: DAVID LANCE & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 N30$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS