BEG NE COR OF S1/2 OF S1/2 OF NW
RUN S 110 FT, W 310 FT, N 110 FT
FT TO US-441 AND POB.

CARVER THOMAS D
2654 N US HWY 441
LAKE CITY, FL 32055

2026

17-3S-17-05020-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

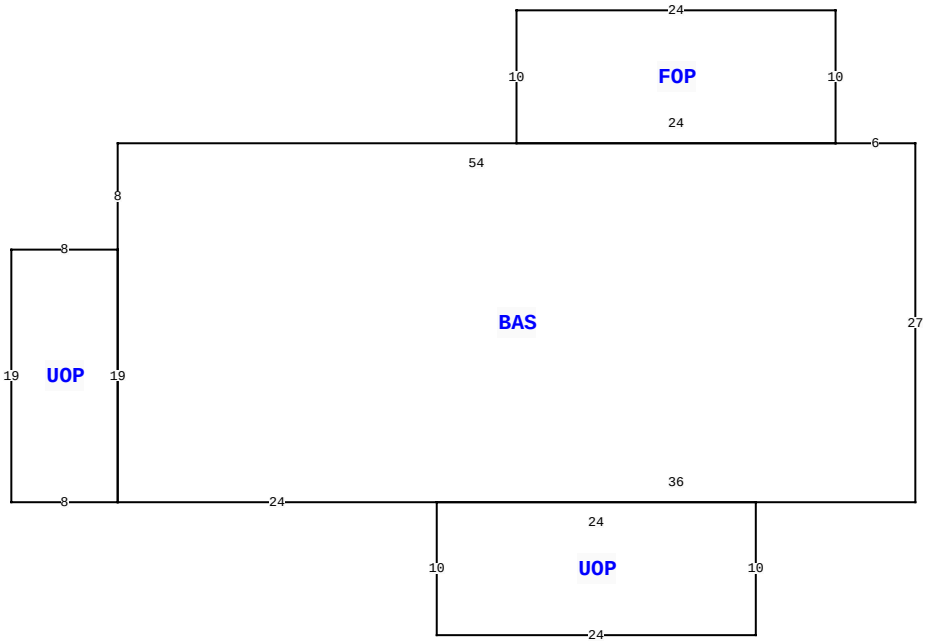
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	101,173
FOP	240	35		84	5,246
UOP	152	25		38	2,373
UOP	240	25		60	3,747
TOTALS	2,252			1,802	112,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,802	120.8000	113.55	204,617	1995	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1620 HX Base Yr 2021



2654 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,539
TOTAL MARKET OB/XF VALUE		13,645
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		135,684
SOH/AGL Deduction		34,749
ASSESSED VALUE		100,935
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,213
TOTAL JUST VALUE		135,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/2206	9/30/2020	WD	Q	I	01	95,000
GRANTOR: PAUL A & SHEILA M REN						
GRANTEE: THOAMS D CARVER						
1398/2371	11/06/2019	WD	U	I	12	41,500
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: PAUL A RENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= N10 W24 S10 E24$ W54 S8 UOP= W8 S19 E8 N19$ S19 E24 UOP= S10 E24 N10 W24$ E36 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
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	2010	2010	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0265	PRCH,UEP	0	100	20	21	420.00	UT	25.00	25.00	75	2010	2010	3	75	7,875	
7	0261	PRCH, UOP	0	100	8	20	160.00	UT	7.00	7.00	100	2010	2010	3	100	1,120	

LAND DESCRIPTION

TOTAL OB/XF 13,645

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	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 05/19/2011 BY DF Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/19/2025 BY SYS