E1/2 OF NW1/4 EX RD R/W, EX 1.04
960-2451. PB 96-56-CP.

KIRBY HUGH M
356 SW CARPENTER RD
LAKE CITY, FL 32024

2026

17-5S-16-03635-000

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 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
Quality	05	05

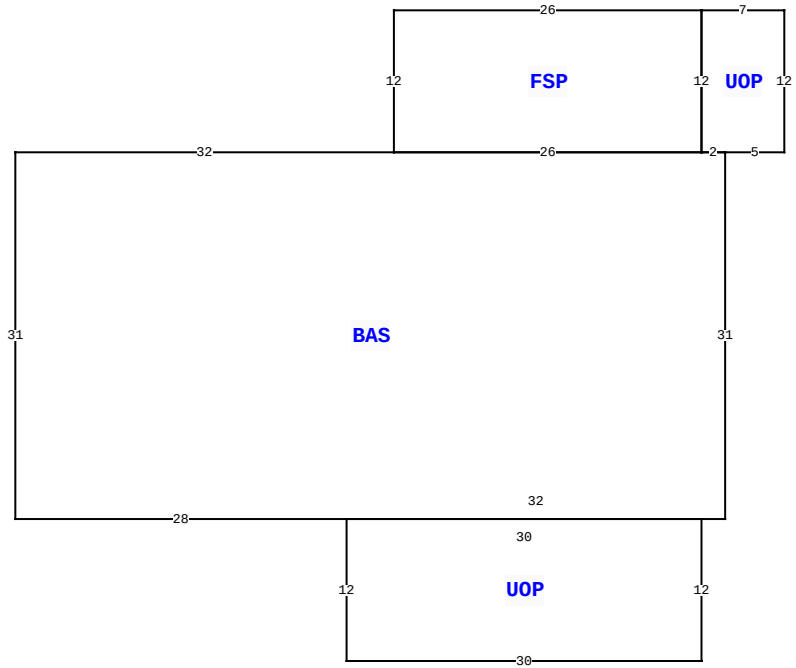
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	167,286
FSP	312	40		125	11,243
UOP	84	25		21	1,888
UOP	360	25		90	8,094
TOTALS	2,616			2,096	188,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,096	113.9000	107.07	224,419	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



608 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,512
TOTAL MARKET OB/XF VALUE		29,150
TOTAL LAND VALUE - MARKET		345,105
TOTAL MARKET VALUE		247,575
SOH/AGL Deduction		133,041
ASSESSED VALUE		114,534
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		13,812
TOTAL JUST VALUE		562,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051065	Electrical Servic	0	10/14/2024
36052	M H	770	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S31 E28 UOP= S12 E30 N12 W30$ E32 N31 UOP= E5 N12 W7 S12 E2$ W2 FSP= N12 W26 S12 E26$ W26 $.

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	0040	BARN,POLE	0	100	50	100	5,000.00	UT	4.00	4.00	70	2001	2001	3	70	14,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	150	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0060	CARPORT F	0	100	28	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 29,150

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.69	AC		1.00	1.00	1.00	280.00	280.00	10,273							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	280.00	280.00	10,640							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.69	AC		1.00	1.00	1.00	4,500.00	4,500.00	336,105							
5	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 75.69 Total Land Value: 29,913 Market: 336,105 Agricultural: 20,913 Common: 9,000 PRINTED 11/19/2025 BY SYS