W1/2 OF N 10 AC OF SW1/4 OF NE1/
COMM NE COR OF SW1/4 OF NE1/4, W
COR OF W1/2 OF N1/2 OF N1/2 OF S

KENNEY TRAVIS H/KENNEY NICOLE A
381 SW CARPENTER RD
LAKE CITY, FL 32024

2026

17-5S-16-03637-001

BUILDING CHARACTERISTICS

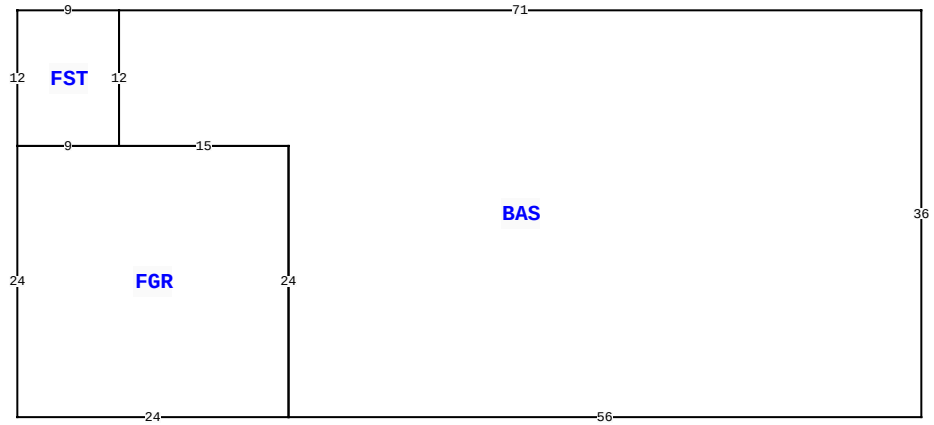
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	17516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100		2,196	166,389
FGR	576	55		317	24,019
FST	108	55		59	4,470
TOTALS	2,880			2,572	194,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	98.4000	110.21	283,460	1986	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2020 Heated Area: 2196 HX Base Yr 2020



381 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,879
TOTAL MARKET OB/XF VALUE		20,320
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		265,199
SOH/AGL Deduction		82,061
ASSESSED VALUE		183,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,416
TOTAL JUST VALUE		265,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049064	Roof Replacement	17,000	01/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0668	1/25/2019	WD	Q	I	01	230,000

GRANTOR: MICHAEL E & REBECCA W

GRANTEE: TRAVIS H & NICOLE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 FST= W9 S12 E9 N12$S12FGR= W9 S24 E24 N24 W15$ E15 S24 E56 N36$.

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	0	0	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0200	GARAGE F	0	100	28	40	1,120.00	UT	20.00	20.00	80	1994	1994	3	80	17,920	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,320

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 03/04/2024 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS