COMM SW COR, RUN N 1024.65 FT FO
318.31 FT, E 1915.36 FT, SW 382
TO POB.

WYNNE KELVIN RAY/WYNNE CYNTHIA D
906 SW CARPENTER RD
LAKE CITY, FL 32024-9666

2026

17-5S-16-03641-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

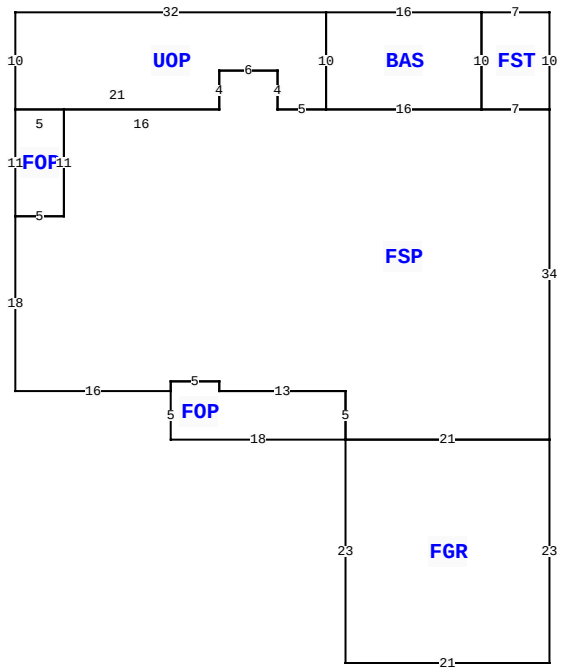
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	160	100		160	14,952
FGR	483	55		266	24,858
FOP	55	30		16	1,495
FOP	95	30		28	2,617
FSP	1,664	40		666	62,238
FST	70	55		38	3,551
UOP	296	20		59	5,513
TOTALS	2,823			1,233	115,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	128.3660	143.77	177,268	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 160 HX Base Yr 2000



906 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,786
TOTAL MARKET OB/XF VALUE		31,274
TOTAL LAND VALUE - MARKET		119,160
TOTAL MARKET VALUE		354,780
SOH/AGL Deduction		83,057
ASSESSED VALUE		271,723
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,001
TOTAL JUST VALUE		423,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35413	M H	518	06/08/2017
29109	MAINT/ALTR	45	01/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0883/0614	6/18/1999	WD	Q	I		128,500
GRANTOR: JAMES CARMICHAEL						
GRANTEE: WYNNE'S						
0790/1019	5/13/1994	QC	Q	I	02	0
GRANTOR: DARLENE R CARMICHAEL						
GRANTEE: JAMES D CARMICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N10 W7 S10 E7$ FSP= W7 BAS= N10 W16 S10 E16$ W16 UOP= N10 W32 S10 E21 N4 E6 S4E5$ W5 N4 W6 S4 W16 FOP= W5 S11 E5 N11$ S11 W5 S18 E16 FOP= S5 E18 N5 W13 N1 W5 S1$ N1 E5 S1 E13 S5 FGR= S23 E21 N23 W21$ E21 N34$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
3	0030	BARN,MT	0	0	24	28	672.00	UT	12.00	12.00	100	2006	2006	3	100	8,064	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.50	2.50	100	2006	2006	3	100	720	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	540	
7	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,000	
10	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF 30,874

LAND DESCRIPTION

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	4.24	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,160							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							
4	0200	C	MBL HM	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 10/15/2019 BY BC Total Acres: 12.24 Total Land Value: 50,720 Market: 72,000 Agricultural: 3,560 Common: 47,160 PRINTED 11/18/2025 BY SYS

COMM SW COR, RUN N 1024.65 FT FO
318.31 FT, E 1915.36 FT, SW 382
TO POB.

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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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
Quality	05	05

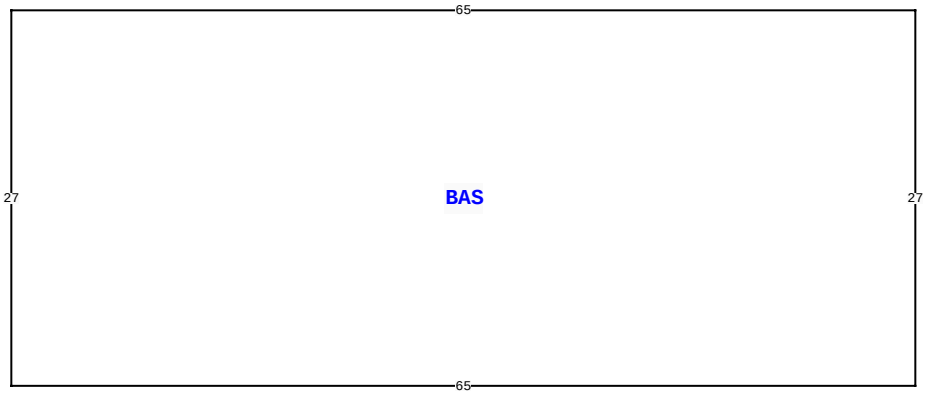
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	157,562
TOTALS	1,755			1,755	157,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,755	113.7000	106.88	187,574	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 0% - 2000 Heated Area: 1755 HX Base Yr 2000



906 SW CARPENTER RD, LAKE CITY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,972

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GRANTEE: WYNNE'S						
0790/1019	5/13/1994	QC	Q	I	02	0
GRANTOR: DARLENE R CARMICHAEL						
GRANTEE: JAMES D CARMICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S27 E65 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
11	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 10/15/2019 BY BC Total Acres: 12.24 Total Land Value: 50,720 Market: 72,000 Agricultural: 3,560 Common: 47,160 PRINTED 11/18/2025 BY SYS