S 5 AC OF N 10 AC OF N1/2 OF SE1
LYING S & E OF CO RD.

MOON CHRISTOPHER/KERCE JANICE E
983 SW CARPENTER RD
LAKE CITY, FL 32024

2026

17-5S-16-03641-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

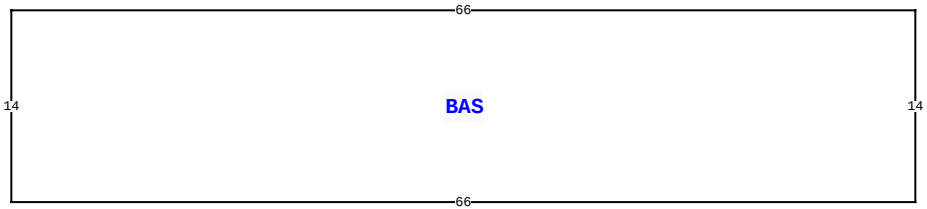
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	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	924	100		924	55,846
TOTALS	924			924	55,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	116.9000	109.89	101,538	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 924 HX Base Yr 2021



983 SW CARPENTER RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,846
TOTAL MARKET OB/XF VALUE		15,670
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		83,296
SOH/AGL Deduction		29,049
ASSESSED VALUE		54,247
TOTAL EXEMPTION VALUE	HX HB	29,247
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,516

XFOB:1:1: COACH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0235	6/20/2019	WD	U	I	11	100
GRANTOR: CHRISTOPHER MOON						
GRANTEE: CHRISTOPHER MOON &						
1279/2096	8/08/2014	WD	Q	I	01	69,000
GRANTOR: MELONY LANG						
GRANTEE: CHRISTOPHER MOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0040	BARN,POLE	0	100	12	40	480.00	UT	3.00	3.00	100	2006	2006	3	100	1,440	
3	0040	BARN,POLE	0	100	30	40	1,200.00	UT	3.00	3.00	100	2006	2006	3	100	3,600	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	430	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,670

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	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	100					4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 10/14/2019 BY BC Total Acres: 5.00 Total Land Value: 11,780 Market: 40,000 Agricultural: 1,780 Common: 10,000 PRINTED 11/18/2025 BY SYS