

COMM SW COR OF SW1/4, RUN N 14 F
CARPENTER RD & POB CONT N 1010.6
FT TO W R/W CARPENTER RD, RUN SW

WEST SCOTT/WEST RHONDA
1322 SW CARPENTER RD
LAKE CITY, FL 32024

2026

17-5S-16-03641-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	51	LOG 100	0100	01	5,023	106.7325	119.54	600,449	1991	1991	0	0	0	34.00	66.00	VALUATION BY									STANDARD	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2018										Heated Area: 3744					HX Base Yr 2018								
Roof Cover	12	MODULAR MT 100																								
Interior Wall	04	PLYWOOD 50																								
Interior Wall	05	DRYWALL 50																								
Interior Floo	14	CARPET 90																								
Interior Floo	06	VINYL ASB 10																								
Air Condition	02	WINDOW 100																								
Heating Type	02	CONVECTION 100																								
Bedrooms	4	100																								
Bathrooms	3	100																								
Frame	01	NONE 100																								
Stories	1.5	1.5 100																								
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	2,376	100		2,376	187,458																					
FEP	168	80		134	10,572																					
FEP	432	80		346	27,298																					
FOP	144	30		43	3,392																					
FOP	144	30		43	3,392																					
FOP	168	30		50	3,945																					
FOP	312	30		94	7,416																					
FOP	432	30		130	10,256																					
FOP	600	30		180	14,201																					
FOP	624	30		187	14,754																					
TOTALS	6,948			5,023	396,296																					
EXTRA FEATURES						1322 SW CARPENTER RD, LAKE CITY										BLD DATE				LGL DATE		05/10/2024		MLU		
						XF DATE								AG DATE												
L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000										
2	0280	POOL R/CON	0	100	20	36	720.00	UT	35.00	35.00	100	1993	1993	3	40	10,080										
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200										
4	0060	CARPORT F	0	100	23	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000										
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500										
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800										
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200										
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400										
LAND DESCRIPTION						TOTAL OB/XF										16,180										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.23	AC		1.00	1.00	1.00	6,000.00	6,000.00	19,380									
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560									
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	162,000									
REVIEW DATE	10/15/2019	BY	BC	Total Acres: 30.23		Total Land Value: 26,940		Market: 162,000		Agricultural: 7,560		Common: 19,380		PRINTED 10/02/2025 BY SYS												