COMM NE COR OF S1/2 OF SW1/4, S
S 576.83 FT TO SE COR OF SAID SW
FT FOR POB, CONT W 487 FT TO E R

HAMPTON JACK S/HAMPTON ANN P
1189 SW CARPENTER RD
LAKE CITY, FL 32024

**2026**

**17-5S-16-03641-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |

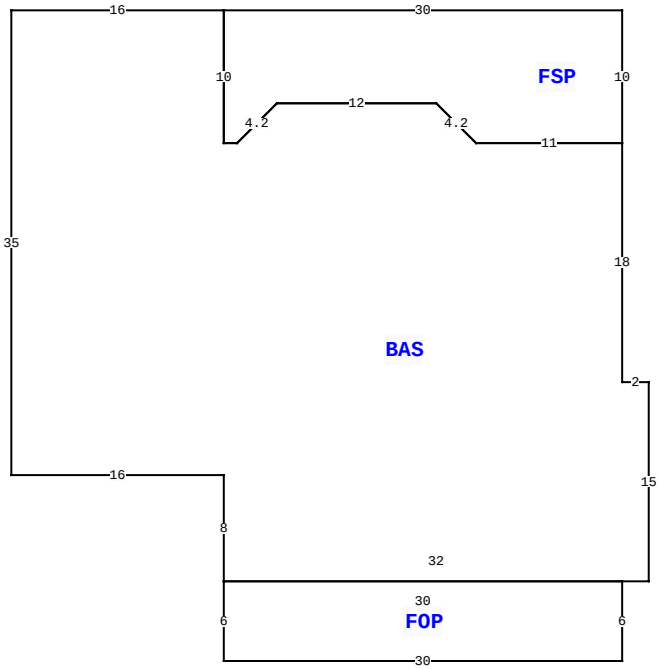
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,625 | 100 | | 1,625 | 186,533 |
| FOP | 180 | 30 | | 54 | 6,198 |
| FSP | 255 | 40 | | 102 | 11,709 |
| TOTALS | 2,060 | | | 1,781 | 204,439 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,781 | 123.4800 | 138.30 | 246,312 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 1625 HX Base Yr 2009




1189 SW CARPENTER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,439 |
| TOTAL MARKET OB/XF VALUE | | 53,684 |
| TOTAL LAND VALUE - MARKET | | 30,450 |
| TOTAL MARKET VALUE | | 288,573 |
| SOH/AGL Deduction | | 178,467 |
| ASSESSED VALUE | | 110,106 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 9,384 |
| TOTAL JUST VALUE | | 288,573 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,942 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26569 | SFR | 595 | 01/03/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1151/0928 | 5/29/2008 | WD | Q | V | 01 | 100 |

GRANTOR: JEFFREY S & JUDITH A
GRANTEE: JACK S & ANN P HAMP

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S35 E16 S8 FOP= S6 E30 N6 W30$ E32 N15 W2 N18 FSP= N10 W30 S10 E1 R3 U3 E12 D3 R3 E11$ W11 L3 U3 W12 D3 L3 W1 N10$.

## 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 | 0030 | BARN,MT | 0 | 100 | 30 | 50 | 1,500.00 | UT | 18.00 | 18.00 | 100 | 2008 | 2008 | 3 | 100 | 27,000 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 50 | 600.00 | UT | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 100 | 4,200 | |
| 3 | 0080 | DECKING | 0 | 100 | 8 | 16 | 128.00 | UT | 7.50 | 7.50 | 100 | 2008 | 2008 | 3 | 100 | 960 | |
| 4 | 0080 | DECKING | 0 | 100 | 12 | 20 | 240.00 | UT | 7.50 | 7.50 | 100 | 2008 | 2008 | 3 | 100 | 1,800 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 30 | 30 | 900.00 | UT | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 100 | 13,500 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,008.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 3,024 | |
| 7 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |
| 8 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 53,684

| 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 | 2.03 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 30,450 | | | | | | | |

REVIEW DATE 10/14/2019 BY BC Total Acres: 2.03 Total Land Value: 30,450 Market: 0 Agricultural: 0 Common: 30,450 PRINTED 11/17/2025 BY SYS