COMM SW COR OF SW1/4, RUN N 14 F
CARPENTER RD, CONT N 715.46 FT T
N 295.19 FT, E 295.19 FT, S 295.

JACOBSEN MATTHEW REED
1322 SW CARPENTER RD
LAKE CITY, FL 32024

2026

17-5S-16-03641-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

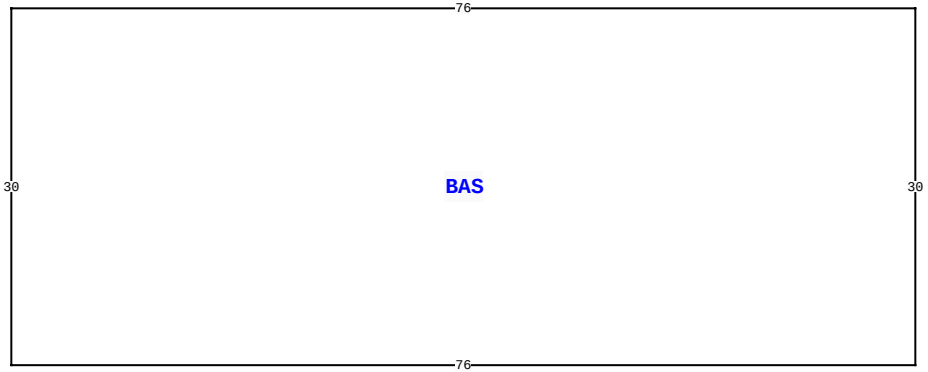
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	194,803
TOTALS	2,280			2,280	194,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,280	114.5000	93.89	214,069	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2021 Heated Area: 2280 HX Base Yr



1328 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	194,803
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	229,803
SOH/AGL Deduction	0
ASSESSED VALUE	229,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,803
TOTAL JUST VALUE	229,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053816	Roof Replacement	13,500	08/11/2025
40441	M H	0	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2798	6/08/2020	WD	U	V	11	100

GRANTOR: SCOTT & RHONDA WEST

GRANTEE: MATTHEW REED JACOBS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 08/25/2025 BY chuck Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/02/2025 BY SYS