BEG NW COR OF NE1/4 OF SE1/4, RU
S 585 FT TO N R/W JAMMIE RD, SW
510.38 FT TO W LINE OF NE1/4 OF

CARBAUGH LUTHER F
297 NW JAMIE GLN
LAKE CITY, FL 32055

2026

18-3S-17-05061-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

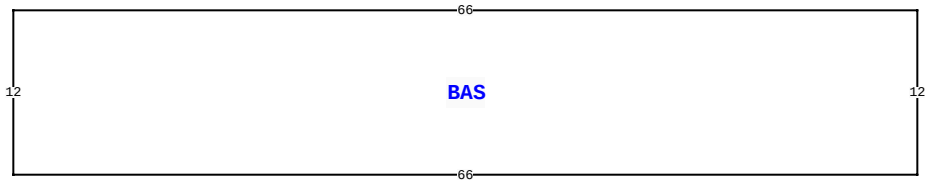
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	15,552
TOTALS	792			792	15,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	81.8100	49.09	38,879	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 792 HX Base Yr 2009



297 NW JAMIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		15,552
TOTAL MARKET OB/XF VALUE		9,625
TOTAL LAND VALUE - MARKET		40,040
TOTAL MARKET VALUE		65,217
SOH/AGL Deduction		36,329
ASSESSED VALUE		28,888
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,888
TOTAL JUST VALUE		65,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9406	PUMP/UTPOL	30	03/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/0320	4/16/2008	QC	Q	I	01	100
GRANTOR: HILDA J BAUGH						
GRANTEE: HILDA J BAUGH & PAU						
1147/1340	4/07/2008	QC	Q	I	01	100
GRANTOR: HILDA J BAUGH						
GRANTEE: LUTHER F CARBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

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	0040	BARN,POLE	0	100	20	24	480.00	UT	2.50	2.50	50	1995	1995	3	50	600	
2	0294	SHED WOOD/	0	100	10	30	300.00	UT	7.50	7.50	50	1995	1995	3	50	1,125	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1995	1995	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 9,625

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		RSF-1	0.00	0.00	7.70	AC		1.00	1.00	0.65	8,000.00	5,200.00	40,040							

REVIEW DATE 08/18/2015 BY DF Total Acres: 7.70 Total Land Value: 40,040 Market: 0 Agricultural: 0 Common: 40,040 PRINTED 11/07/2025 BY SYS