COMM NE COR OF SEC, RUN S 36
FT TO S R/W THOMPKINS RD, RUN
E ALONG R/W 345.84 FT FOR POB,

CARVER TOMMY D
424 SW BRIM ST
LAKE CITY, FL 32024

2026

18-4S-16-03054-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

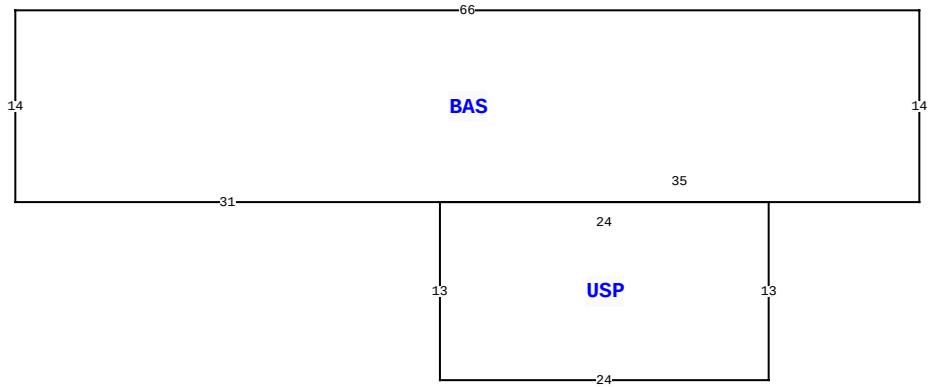
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
USP	312	35		109	3,006
TOTALS	1,236			1,033	28,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,033	114.9000	68.94	71,215	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2000 Heated Area: 924 HX Base Yr 2000



424 SW BRIM ST, 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		28,486
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		54,890
TOTAL MARKET VALUE		91,276
SOH/AGL Deduction		42,019
ASSESSED VALUE		49,257
TOTAL EXEMPTION VALUE	13 HX HB	49,257
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		91,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14923	M H	125	01/08/1999
14826	M H	125	12/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0907/1422	7/31/2000	WD	Q	V	01	23,900
GRANTOR: V KELLY						
GRANTEE: T CARVER (CLEARING						
0874/1087	12/07/1998	AG	Q	V		23,900
GRANTOR: V KELLY						
GRANTEE: T CARVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E31 USP= S13 E24 N13 W24$ E35 N14$.

EXTRA FEATURES

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,900

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.99	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,890							

REVIEW DATE 12/17/2024 BY JB Total Acres: 4.99 Total Land Value: 54,890 Market: 0 Agricultural: 0 Common: 54,890 PRINTED 11/18/2025 BY SYS