

COMM SW COR, RUN E 406.94 FT FOR
E 408.06 FT, N 595.04 FT, W 408.
593.67 FT TO POB AND COMM SW COR

TORRES BENITO JR
2294 SW CARPENTER RD
LAKE CITY, FL 32024

2026

18-5S-16-03650-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		4 100
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		02
NEIGHBORHOOD/LOC	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	111,185
FOP	144	35		50	3,048
FSP	192	40		77	4,694
UOP	152	25		38	2,317

TOTALS	2,312			1,989	121,243
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0060	CARPORT F	0	100	24	24	576.00	UT	5.00
5	0296	SHED METAL	0	100	12	30	360.00	UT	12.00
6	0296	SHED METAL	0	100	10	12	120.00	UT	12.00
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	7.94

REVIEW DATE 10/21/2019 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,989	117.9000	110.83	220,441	2003	2003	0	0	0	45.00	55.00
1 MANUF 1 100% - 2017 Heated Area: 1824 HX Base Yr 2017												

2294 SW CARPENTER RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	100	2006	2006	3	100	2,880	
5	0296	SHED METAL	0	100	12	30	360.00	UT	12.00	12.00	100	2006	2006	3	100	4,320	
6	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2006	2006	3	100	1,440	
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2006	2006	3	100	3,456	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

TOTAL OB/XF										22,096							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100			0.00	0.00	7.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	75,430

Total Acres: 7.94 Total Land Value: 75,430 Market: 0 Agricultural: 0 Common: 75,430

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		121,243			
TOTAL MARKET OB/XF VALUE		22,096			
TOTAL LAND VALUE - MARKET		75,430			
TOTAL MARKET VALUE		218,769			
SOH/AGL Deduction		98,408			
ASSESSED VALUE		120,361			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		69,639			
TOTAL JUST VALUE		218,769			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		218,769			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21226	M H	147	11/17/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1313/2458	4/25/2016	WD	Q	I	01	120,000	
GRANTOR: WILLIAM C BROWN & SAN							
GRANTEE: BENITO TORRES JR							
0998/0978	10/23/2003	WD	Q	V		30,000	
GRANTOR: BRADLEY E & RICKEY E							
GRANTEE: WILLIAM C BROWN & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FOP= N12 W12 S12 E12\$ W34 FSP= N12 W16 S12 E16\$ W24S24 E34 UOP= S8 E19 N8 W19\$ E42 N24\$.									

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