LOT 2 APPLEWOOD S/D.

855-1048, 895-1621, 1622,

CARR STEVEN M
135 SW MINNIE GLN
LAKE CITY, FL 32025

**2026**

**20-4S-17-08605-102**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

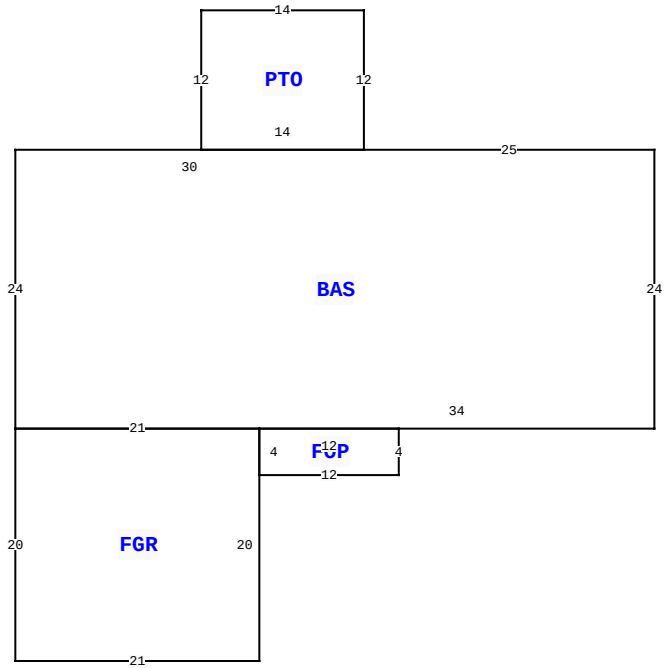
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,320 | 100 | | 1,320 | 123,799 |
| FGR | 420 | 55 | | 231 | 21,665 |
| FOP | 48 | 30 | | 14 | 1,313 |
| PTO | 168 | 5 | | 8 | 750 |
| TOTALS | 1,956 | | | 1,573 | 147,527 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,573 | 116.2260 | 130.17 | 204,757 | 1999 | 1999 | 0 | 0 | 0 | 27.95 | 72.05 |

1 SINGLE FAM 100% - 2004 Heated Area: 1320 HX Base Yr 2004




135 SW MINNIE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/15/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,527 |
| TOTAL MARKET OB/XF VALUE | | 7,051 |
| TOTAL LAND VALUE - MARKET | | 15,000 |
| TOTAL MARKET VALUE | | 169,578 |
| SOH/AGL Deduction | | 50,017 |
| ASSESSED VALUE | | 119,561 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 68,839 |
| TOTAL JUST VALUE | | 169,578 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 171,769 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052371 | Roof Replacement | 12,200 | 02/18/2025 |
| 15042 | SFR | 230 | 02/08/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0895/1622 | 1/15/2000 | WD | Q | I | | 81,000 |
| GRANTOR: P GIEBEIG | | | | | | |
| GRANTEE: S CARR | | | | | | |
| 0895/1621 | 1/14/2000 | WD | Q | V | | 9,000 |
| GRANTOR: BISHOP REALTY | | | | | | |
| GRANTEE: P GIEBEIG (DEED DO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 PTO= N12 W14 S12 E14$ W30 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E34 N24$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,018.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,527 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 16 | 20 | 320.00 | UT | 2.00 | 2.00 | 100 | 1999 | 1999 | 3 | 100 | 640 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 24 | 52 | 1,248.00 | UT | 2.50 | 2.50 | 100 | 2012 | 2012 | 3 | 100 | 3,120 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 14 | 36 | 504.00 | UT | 1.50 | 1.50 | 100 | 2012 | 2012 | 3 | 100 | 756 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 14 | 48 | 672.00 | UT | 1.50 | 1.50 | 100 | 2012 | 2012 | 3 | 100 | 1,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,051

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |

REVIEW DATE 03/04/2025 BY jerry Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/11/2025 BY SYS