COMM NE COR OF NE1/4 OF NW1/4, R
N 57 DG E 85.64 FT FOR POB, CONT
238.38 FT, S 18 DG E 298.26 FT,

GARBETT JENNIFER MARIE BROWN/GARBETT MATTHUGH OWEN
559 NW CAREFREE CT
LAKE CITY, FL 32055

2026

24-3S-15-00188-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

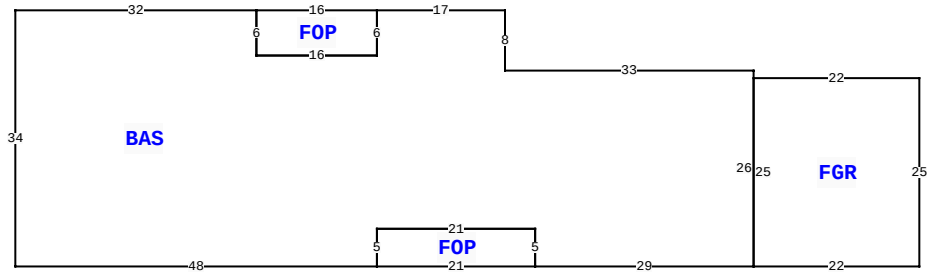
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	24315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,867	100		2,867	217,346
FGR	550	55		302	22,894
FOP	96	30		29	2,198
FOP	105	30		32	2,426
TOTALS	3,618			3,230	244,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,230	104.1295	116.63	376,715	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2867 HX Base Yr 2014



559 NW CAREFREE CT, 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		244,865
TOTAL MARKET OB/XF VALUE		5,750
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		274,015
SOH/AGL Deduction		120,109
ASSESSED VALUE		153,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,184
TOTAL JUST VALUE		274,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050895	Electrical Servic	0	09/23/2024
000046217	Roof Replacement	28,200	01/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1768	2/13/2023	QC	U	I	11	100
GRANTOR: BROWN JAMES M III						
GRANTEE: GARBETT JENNIFER MA						
1482/881	12/15/2022	WD	U	I	11	100
GRANTOR: GARBETT JENIFER MARIE						
GRANTEE: GARBETT JENIFER MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 N8 W17 FOP= W16 S6 E16 N6$ S6 W16 N6 W32 S34 E48
FOP= E21 N5 W21 S5$ N5 E21 S5 E29 FGR= E22 N25 W22 S25$ N26$.

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	0261	PRCH, UOP	0	100	6	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2023	2022		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,750

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,400							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 1.30 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/18/2025 BY SYS