PARCEL B SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, W 869.42 FT,
R/W OF SW CARPENTER RD, E 332 FT

PUIG LEIGHANN/LOMINACK MICHAEL
2485 SW CARPENTER RD
LAKE CITY, FL 32024

2026

24-5S-15-00469-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.02	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2485 SW CARPENTER RD, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	0
ASSESSED VALUE	28,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,000
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052299	New Residential C	260,000	02/12/2025
000051376	Right-of-Way Acce		11/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/860	12/10/2024	QC	U	V	11	100
GRANTOR: PUIG LEIGHANN						
GRANTEE: PUIG LEIGHANN						
1524/1430	9/23/2024	WD	U	V	11	100
GRANTOR: BARSKY JEFF ALAN						
GRANTEE: PUIG LEIGHANN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS