(AKA PRCL D DEERHILLS UNREC): BE
RUN E 1311.39 FT, N 340.20 FT, W
N 217.97 FT, W 541.81 FT, S 350.

RAC CHAD A
134 SE POWELL PL
LAKE CITY, FL 32025

2026

26-4S-17-08747-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

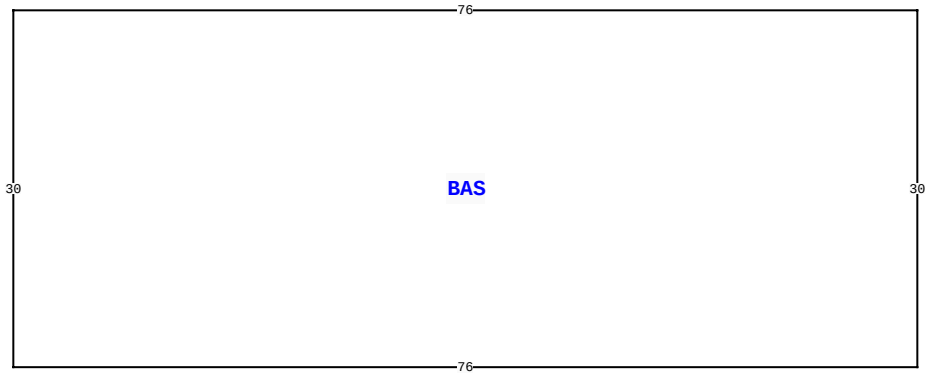
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	141,590
TOTALS	2,280			2,280	141,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2018 Heated Area: 2280 HX Base Yr 2018



134 SE POWELL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,590
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		118,890
TOTAL MARKET VALUE		166,020
SOH/AGL Deduction		71,966
ASSESSED VALUE		94,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,332
TOTAL JUST VALUE		268,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041921	Roof Replacement	12,509	05/17/2021
27709	M H	578	03/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/2391	1/31/2017	WD	Q	I	01	130,000
GRANTOR: HENRY CRAIG CARTER						
GRANTEE: CHAD A RAC						
1196/0593	3/17/2010	QC	U	V	11	100
GRANTOR: JOHN MICHAEL CARTER J						
GRANTEE: HENRY CRAIG CARTER						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,890							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 06/21/2017 BY BC Total Acres: 13.21 Total Land Value: 16,230 Market: 108,000 Agricultural: 5,340 Common: 10,890 PRINTED 10/10/2025 BY SYS