LOT 9 BLOCK 3 CAROLYN HEIGHTS S/
724-638, 749-1836, 773-1395, 774

CARTER VALINDA
178 NE DERBY TER
LAKE CITY, FL 32055-3601

2026

28-3S-17-05737-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

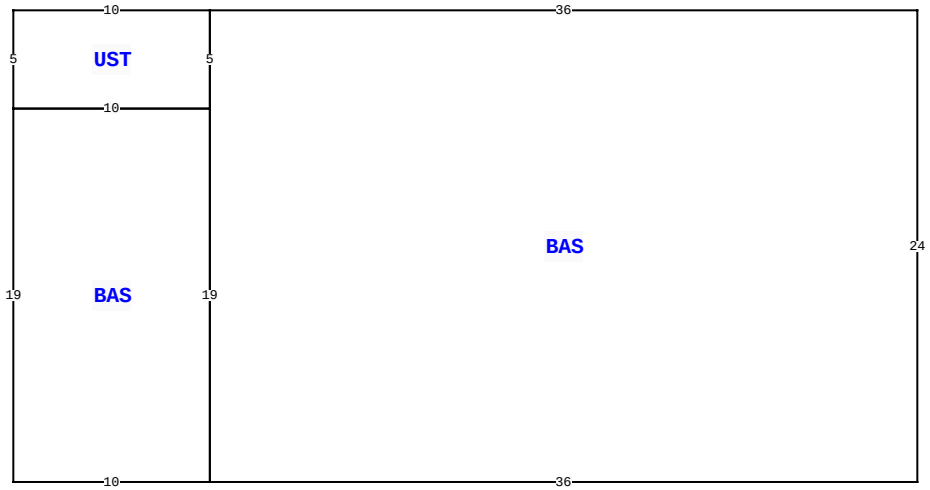
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	11,986
BAS	864	100		864	54,506
UST	50	45		22	1,388
TOTALS	1,104			1,076	67,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	102.4080	114.70	123,417	1966	1985	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2007 Heated Area: 1054 HX Base Yr 2007



178 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		67,879
TOTAL MARKET OB/XF VALUE		728
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		77,007
SOH/AGL Deduction		20,756
ASSESSED VALUE		56,251
TOTAL EXEMPTION VALUE	HX HB	31,251
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		77,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1080/1640	4/12/2006	WD	Q	I		65,100
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: VALINDA CARTER						
0995/0764	8/22/2003	WD	Q	I	03	25,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DEPENDABLE PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= W10 S5 E10 N5$S5 BAS= W10 S19 E10 N19$ S19 E36 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	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648	

LAND DESCRIPTION

TOTAL OB/XF 728

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/07/2025 BY SYS