COMM NW COR OF SW1/4, RUN S 331.
E 279.39 FT FOR POB, CONT E 280.
S 405.64 FT TO N R/W S A L RR, W

CARTER GARRETHON E SR/CARTER PATRICIA
257 NW BO CT
LAKE CITY, FL 32055

2026

30-3S-17-05869-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

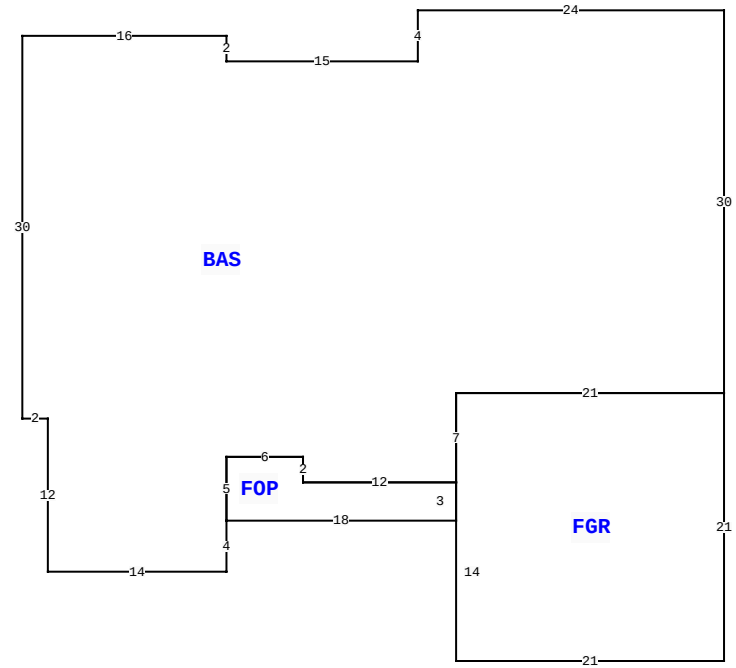
NEIGHBORHOOD/LOC 30317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	227,723
FGR	441	55		243	29,560
FOP	66	30		20	2,433
TOTALS	2,379			2,135	259,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	126.2940	141.45	301,996	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1872 HX Base Yr 2012



257 NW BO CT, 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		259,717
TOTAL MARKET OB/XF VALUE		3,354
TOTAL LAND VALUE - MARKET		14,820
TOTAL MARKET VALUE		277,891
SOH/AGL Deduction		80,643
ASSESSED VALUE		197,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,526
TOTAL JUST VALUE		277,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29398	SFR	694	05/13/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S4 W15 N2 W16 S30 E2 S12 E14 N4 FOP= E18 N3 W12 N2 W6 S5$ N5 E6 S2 E12 FGR= S14 E21 N21 W21 S7$ N7 E21 N30$.

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	0294	SHED WOOD/	0	100	12	18	216.00	UT	10.00	10.00	100	2011	2011	3	100	2,160	
2	0166	CONC,PAVMT	0	100	0	0	597.00	UT	2.00	2.00	100	2011	2011	3	100	1,194	

LAND DESCRIPTION

TOTAL OB/XF 3,354

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	2.47	AC		1.00	1.00	0.75	8,000.00	6,000.00	14,820							

REVIEW DATE 11/16/2015 BY DF Total Acres: 2.47 Total Land Value: 14,820 Market: 0 Agricultural: 0 Common: 14,820 PRINTED 11/18/2025 BY SYS