COMM NW COR THENCE S 787.82 FT T
FT, E 1319.28 FT, N 428.54 FT,
N 107.53 FT, W 302.73 FT TO POB

CARTER QUINTON/CARTER ANN
319 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01817-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

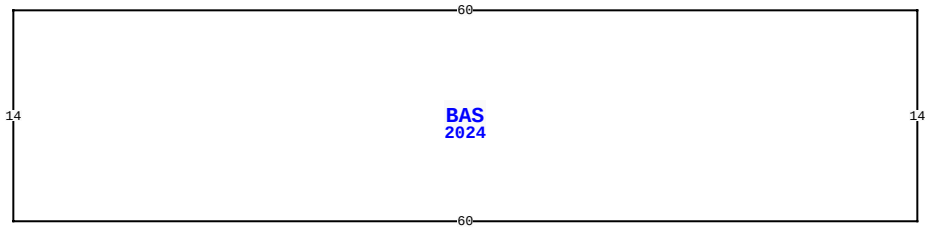
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	23,990
TOTALS	840			840	23,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	119.0000	71.40	59,976	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 840 HX Base Yr



365 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,990
TOTAL MARKET OB/XF VALUE	15,500
TOTAL LAND VALUE - MARKET	75,790
TOTAL MARKET VALUE	44,601
SOH/AGL Deduction	2,014
ASSESSED VALUE	42,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,587
TOTAL JUST VALUE	115,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047084	Mobile Home		04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/2148	7/26/2021	WD	U	V	11	100
GRANTOR: CARTER JEROME						
GRANTEE: CARTER QUINTIN						
1401/1917	12/20/2019	WD	U	V	30	100
GRANTOR: QUINTIN & ANN CARTER						
GRANTEE: QUINTIN & ANN CARTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,9] E60 S14 W60 N14 $
.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0030	BARN,MT	0	0	20	25	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	6200	A	PASTURE 3	0		00	0.00	0.00	13.54	AC		1.00	1.00	1.00	280.00	280.00	3,791							
2	0200	C	MBL HM	0					0.24	AC		1.00	1.00	1.00	5,500.00	5,500.00	1,320							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.54	AC		1.00	1.00	1.00	5,500.00	5,500.00	74,470							

REVIEW DATE 06/16/2023 BY randall Total Acres: 13.78 Total Land Value: 5,111 Market: 74,470 Agricultural: 3,791 Common: 1,320 PRINTED 11/19/2025 BY SYS