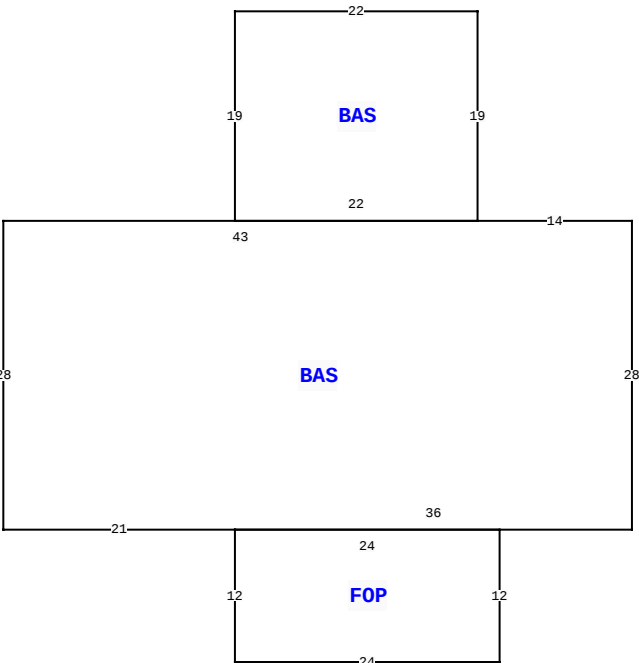


HALL DONALD D
318 NW CARRIE CT
LAKE CITY, FL 32055

33-2S-16-01822-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	19	COMMON BRK 100								0100	01	2,100	102.3350	114.62	240,702	1972	1972	0	0	35.00	65.00	VALUATION BY								STANDARD																			
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 2014										HX Base Yr										Tax Group: 3								Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										212,863																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										42,946																			
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET										167,800																			
Interior Floo	06	VINYL ASB 10																		TOTAL MARKET VALUE										284,086																			
Air Condition	01	NONE 100																		SOH/AGL Deduction										74,460																			
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										209,626																													
Bedrooms		3 100								TOTAL EXEMPTION VALUE										HX HB		50,722																											
Bathrooms		2 100								BASE TAXABLE VALUE										158,904																													
Frame	01	NONE 100								TOTAL JUST VALUE										423,609																													
Stories	1.	1. 100								NCON VALUE										0																													
Architectual	05	CONV 100								INCOME VALUE																																							
Units		0 100								PREVIOUS YEAR MKT VALUE										426,212																													
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	418	100		418	31,142																																												
BAS	1,596	100		1,596	118,907																																												
FOP	288	30		86	6,407																																												
TOTALS		2,302				2,100		156,456												BLD DATE				LGL DATE		04/11/2025		MLU																					
EXTRA FEATURES										146 NW CARRIE CT, LAKE CITY										XF DATE				LAND DATE		07/11/2022		SPF																					
																				INC DATE				AG DATE																									
L N	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	1995	1995	3	100	300																																	
2	0040	BARN, POLE	0	100	8	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	100																																	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	250																																	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200																																	
5	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	100	2008	2008	3	100	4,032																																	
6	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000																																	
7	0251	LEAN TO W/	0	100	10	24	240.00	UT	5.00	5.00	100	2008	2008	3	100	1,200																																	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																	
9	0166	CONC, PAVMT	0	100	12	24	288.00	UT	3.00	3.00	100	2008	2008	3	100	864																																	
10	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000																																	
LAND DESCRIPTION										TOTAL OB/XF										21,946																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																																
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																																
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																																
4	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																																
5	6200	A	PASTURE 3	0		00	0.00	0.00	29.56	AC		1.00	1.00	1.00	280.00	280.00	8,277																																
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	29.56	AC		1.00	1.00	1.00	5,000.00	5,000.00	147,800																																
REVIEW DATE		07/20/2020		BY	BC	Total Acres: 33.56		Total Land Value: 28,277		Market: 147,800		Agricultural: 8,277		Common: 20,000		PRINTED 10/03/2025 BY SYS																																	

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