11 AC OFF W SIDE OF NE1/4 OF SE1
NW COR.

WILSON CLARETHA
PO BOX 863
LAKE CITY, FL 32056

2026

33-2S-16-01828-000

BUILDING CHARACTERISTICS

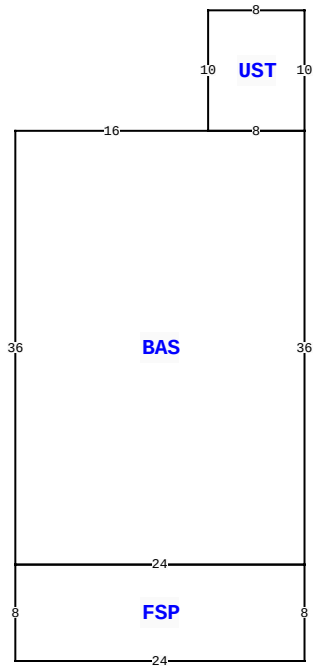
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	864	100		864	49,011
FSP	192	40		77	4,368
UST	80	45		36	2,042
TOTALS	1,136			977	55,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	77.9220	87.27	85,263	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



171 NW CARRIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,421
TOTAL MARKET OB/XF VALUE	10,710
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	131,131
SOH/AGL Deduction	19,444
ASSESSED VALUE	111,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,687
TOTAL JUST VALUE	131,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,131

XFOB:1:1: GREAT LAKES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10881	PUMP/UTPOL	30	01/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
7/371	10/26/1917	WD	U	I	11	0

GRANTOR: YOUNG LOUISA (WIDOW)

GRANTEE: WILSON ALFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S36 FSP= S8 E24 N8 W24$ E24 N36 UST= N10 W8 S10 E8$ W8$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0255	MBL HOME S	0	0	12	60	720.00	UT	1.00	1.00	50	2008	2008	3	50	360	
3	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	50	2008	2008	3	50	250	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,710

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	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 04/11/2018 BY KR Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/07/2025 BY SYS