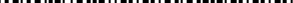


SALLIE CARLTON/SALLIE MICHELLE M
245 NW CASEY GLN
LAKE CITY, FL 32055-8949

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Architectual
Units
Condition Adj
Kitchen Adjus

19
03
12
02
14
06
03
04

2 100
1 100
01
1.
05

03
01

COMMON BRK 100
GABLE/HIP 100
MODULAR MT 100
WALL BD/WD 100
CARPET 90
VINYL ASB 10
CENTRAL 100
AIR DUCTED 100

NONE 100
1. 100
CONV 100
0 100
03 100
01 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

05 05
0100 SINGLE FAMILY

MKT AREA
01
36215.00 1.00/

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

1,056
98
100
20
1,056
20
81,160
1,537

TOTALS

1,154

1,076

82,697

EXTRA FEATURES

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 0060 CARPORT F 0 100 22 22 484.00 UT 2.00 2.00 100 0 0 3 100 968
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 0 0 3 100 1,200
3 0296 SHED METAL 0 100 22 20 440.00 UT 3.50 3.50 100 0 0 3 100 1,540
4 0296 SHED METAL 0 100 14 12 168.00 UT 3.50 3.50 100 0 0 3 100 588
5 0030 BARN,MT 0 100 12 30 360.00 UT 2.40 2.40 100 0 0 3 100 864

LAND DESCRIPTION

L N
USE CODE
CLS
LAND USE DESCRIPTION
CAP
R D
LOC ZONE
FRONT
DEPTH
TOT LND UTS
UNIT TYPE
D T
DPHT 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 12.99 AC 1.00 1.00 0.50 7,000.00 3,500.00 45,465

REVIEW DATE

01/03/2023

BY

JD

Total Acres:

12.99

Total Land Value:

45,465

Market:

0

Agricultural:

0

Common:

45,465

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,076 105.5700 118.24 127,226 1975 1975 0 0 0 35.00 65.00

SINGLE FAM - 100% - 2017

Heated Area: 1056

HX Base Yr 2017

BAS

UOP

BLD DATE
XF DATE
INC DATE

YEAR ON
YEAR ACTUAL
Q
% COND

LGL DATE
LAND DATE
AG DATE

04/08/2025 MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY
Tax Group: 3
BUILDING MARKET VALUE
TOTAL MARKET OB/XF VALUE
TOTAL LAND VALUE - MARKET
TOTAL MARKET VALUE
SOH/AGL Deduction
ASSESSED VALUE
TOTAL EXEMPTION VALUE
BASE TAXABLE VALUE
TOTAL JUST VALUE
NCON VALUE
INCOME VALUE
PREVIOUS YEAR MKT VALUE

STANDARD
Tax Dist:
82,697
5,160
45,465
133,322
77,046
50,722
26,324
133,322
0
124,907

SALES DATA

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

1477/1238 10/07/2022 WD U I 11 0
GRANTOR: DIXON SUSAN JEAN
GRANTEE: SALLIE CARLTON
1323/2480 10/12/2016 WD Q I 01 76,000
GRANTOR: SUSAN JEAN DIXON
GRANTEE: CARLTON & MICHELLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E20 UOP= S7 E14 N7 W14\$ E24 N24\$.