N DIV: E1/2 BLOCK 93. FILE #90-5
713-683, 713-695, 721-146, 1005-

CARR STEVEN/CARR SHEILA
135 SW MINNIE GLN
LAKE CITY, FL 32025

2027

00-00-00-12068-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

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

MARKET ADJUSTMENTS

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

261 NE HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	12,758
TOTAL MARKET VALUE	13,308
SOH/AGL Deduction	0
ASSESSED VALUE	13,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,308
TOTAL JUST VALUE	13,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/355	9/26/2023	TR	Q	I	05	93,000
GRANTOR: HOUSTON TRUST AGREEME						
GRANTEE: CARR STEVEN						
1033/2232	11/22/2004	WD	Q	I	06	100
GRANTOR: HARKELROAD						
GRANTEE: HOUSTON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 550

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	0700	C	MISC RES	0		*RO	90.00	210.00	18,900.00	SF		1.00	1.00	0.90	0.75	0.68	12,758							

REVIEW DATE 11/08/2023 BY TP Total Acres: 0.43 Total Land Value: 12,758 Market: 0 Agricultural: 0 Common: 12,758 PRINTED 11/16/2026 BY SYS