

LOT 14 UNIT 2 CARTER ACRES S/D
473-651, 966-1055, WD 1059-1169,

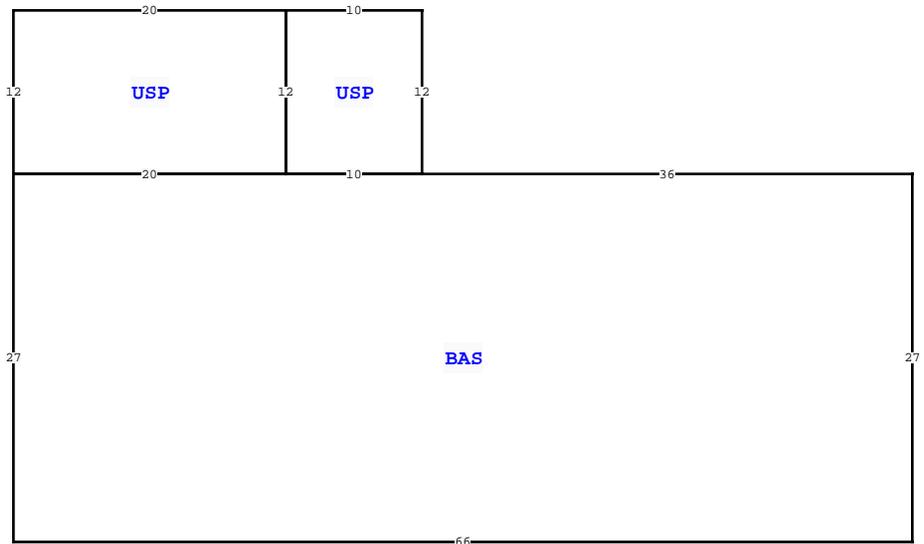
COWART DIANE
173 NW ORBISON ROAD
LAKE CITY, FL 32025

2026

01-3S-16-01910-046
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	DESCRIPTION	QUANTITY
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
USP	120	35	
USP	240	35	
TOTALS	2,142		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,908	117.5000	112.80	215,222	1996	1995		0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 1782 HX Base Yr													



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,372
TOTAL MARKET OB/XF VALUE		12,520
TOTAL LAND VALUE - MARKET		36,090
TOTAL MARKET VALUE		166,982
SOH/AGL Deduction		29,107
ASSESSED VALUE		137,875
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		137,875
TOTAL JUST VALUE		166,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34055	M H	517	05/13/2016
10483	M H	125	11/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0123	1/19/2016	WD Q	Q	I	01	78,000
GRANTOR: ROBERT W JAMIESON						
GRANTEE: DIANE COWART						
1308/0122	1/04/2016	WD U	U	I	30	100
GRANTOR: BARBARA ANN JAMIESON						
GRANTEE: ROBERT W JAMIESON						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
171 NW ORBISON DR, LAKE CITY	

LAND DESCRIPTION														TOTAL OB/XF										
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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							