LOT 21 SUZANNE S/D UNIT 1.
591-357, 779-704, 903-1204,
WD 1093-758, CT 1242-1122,

CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES, INC
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

03-4S-17-07570-021

BUILDING CHARACTERISTICS

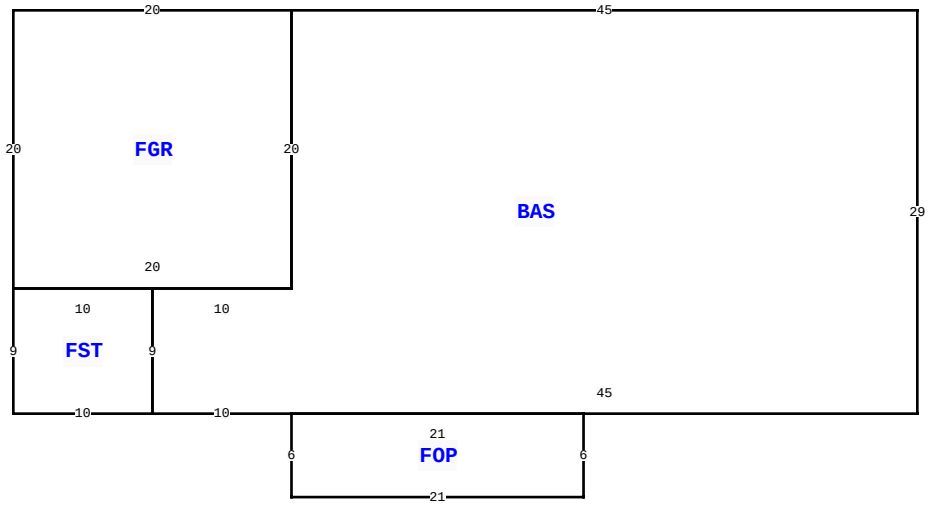
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	113,190
FGR	400	55		220	17,851
FOP	126	30		38	3,084
FST	90	55		50	4,057
TOTALS	2,011			1,703	138,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	113.4840	124.83	212,585	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1395 HX Base Yr



192 SE CAROB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,180
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		159,980
SOH/AGL Deduction		0
ASSESSED VALUE		159,980
TOTAL EXEMPTION VALUE	10	159,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		159,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31357	MAINT/ALTR	40	08/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1407	4/29/2016	WD	U	I	18	0
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: CARC-ADVOCATES FOR						
1250/2400	3/04/2013	WD	U	I	18	93,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: COLUMBIA COUNTY BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FGR= W20 S20 E20 N20$ S20 W10 FST= W10 S9 E10 N9$ S9 E10 FOP= S6 E21 N6 W21$ E45 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS