

LOT 3 CARTER PLACE S/D (UNR) DES
 COR OF NW1/4 OF NW1/4, N 9.28 FT
 LOT 2 CARTERS PLACE, E 360.32 FT

RODGERS SEAN/MESHEW KANDEE
 471 NW IVY GLN
 LAKE CITY, FL 32055

2026

05-3S-17-04843-043



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	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	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2026
TOTALS	1,836		2026

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1836			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>												
BLD DATE					LGL DATE					05/07/2026	MLU	
XF DATE					LAND DATE					09/26/2023	SPF	
INC DATE					AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		205,352	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,180	
TOTAL MARKET VALUE		230,532	
SOH/AGL Deduction		1,515	
ASSESSED VALUE		229,017	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,017	
TOTAL JUST VALUE		230,532	
NCON VALUE		212,352	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		15,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053589	Mobile Home		07/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2696	3/12/2026	WD	Q	I	01	245,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: RODGERS SEAN						
1517/1119	6/18/2024	WD	Q	V	01	99,000
GRANTOR: BASS ERNEST L						
GRANTEE: CINERA GROUP LLC						

EXTRA FEATURES		471 NW IVY GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=16,16] E68 S27 W68 N27 \$	

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	0200	C	MBL HM	0					1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							