

LOT 17 BLOCK A HOLLY BROOK S/D.
811-1185, WD 1054-2757, WD 1241-

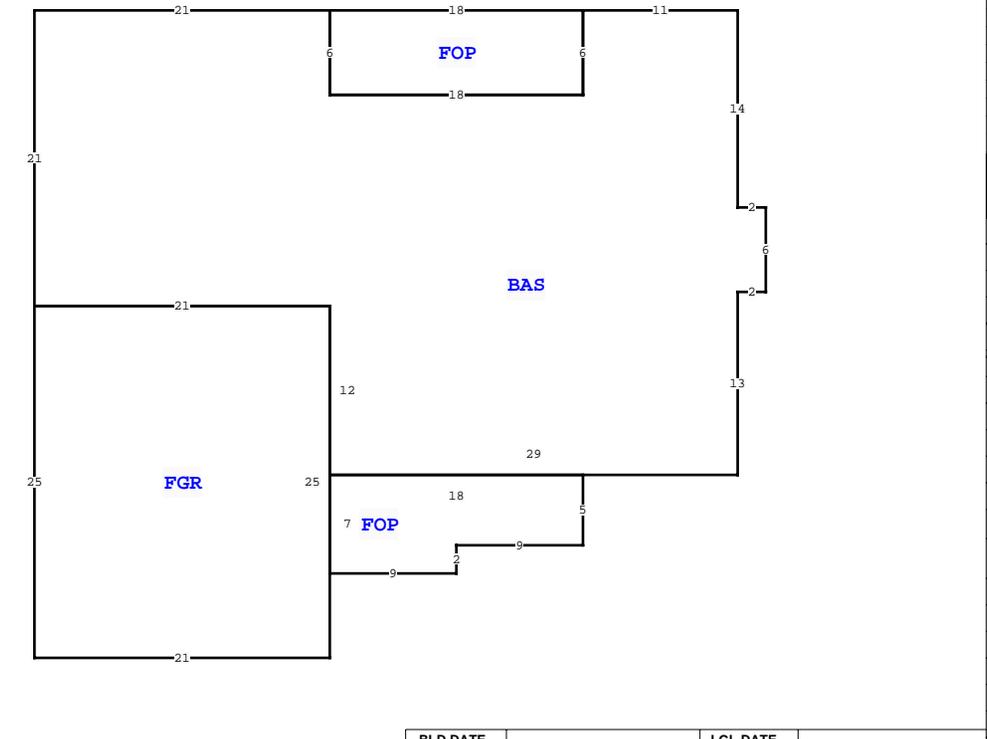
LARSON CARRIE N/LARSON DARYL D
204 SW BAMBI LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-217

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,655	121.6215	138.65	229,466	2020	2020	0	0	1	5.00	94.00



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	7417.0600 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100		1,302	169,691
FGR	525	55		289	37,666
FOP	108	30		32	4,171
FOP	108	30		32	4,171
TOTALS	2,043			1,655	215,698

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,698
TOTAL MARKET OB/XF VALUE			6,640
TOTAL LAND VALUE - MARKET			12,375
TOTAL MARKET VALUE			234,713
SOH/AGL Deduction			50,227
ASSESSED VALUE			184,486
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			133,075
TOTAL JUST VALUE			234,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40080	SFR	0	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1482	9/28/2021	QC	U	I	11	100
GRANTOR: CARTER CARRIE N (NEWL)						
GRANTEE: LARSON CARRIE N						
1409/1589	4/02/2020	QC	U	V	11	100
GRANTOR: MARY S EBERT						
GRANTEE: CARRIE N CARTER						

EXTRA FEATURES		204 SW BAMBI LN, LAKE CITY														
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	0166	CONC, PAVMT	0	100	0	0		2.25	2.25	100	2020	2020	3	100	2,052	
2	0169	FENCE/WOOD	0	100	37	8		15.50	15.50	100	2020	2020	3	100	4,588	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 FOP= W18 S6 E18 N6\$ S6 W18 N6 W21 S21 FGR= S25 E21 N25 W21\$ E21 S12 FOP= S7 E9 N2 E9 N5 W18\$ E29 N13 E2 N6 W2 N14\$.	

LAND DESCRIPTION		TOTAL OB/XF															6,640							
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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.55	22,500.00	12,375.00	12,375							