BEG SW COR OF NW1/4 OF NE1/4, N
FT, S 210 FT TO S LINE OF NW1/4
FT TO POB. EX RD R/W.

DORTCH VELMA LOIS
958 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2027

09-4S-16-02820-001

BUILDING CHARACTERISTICS

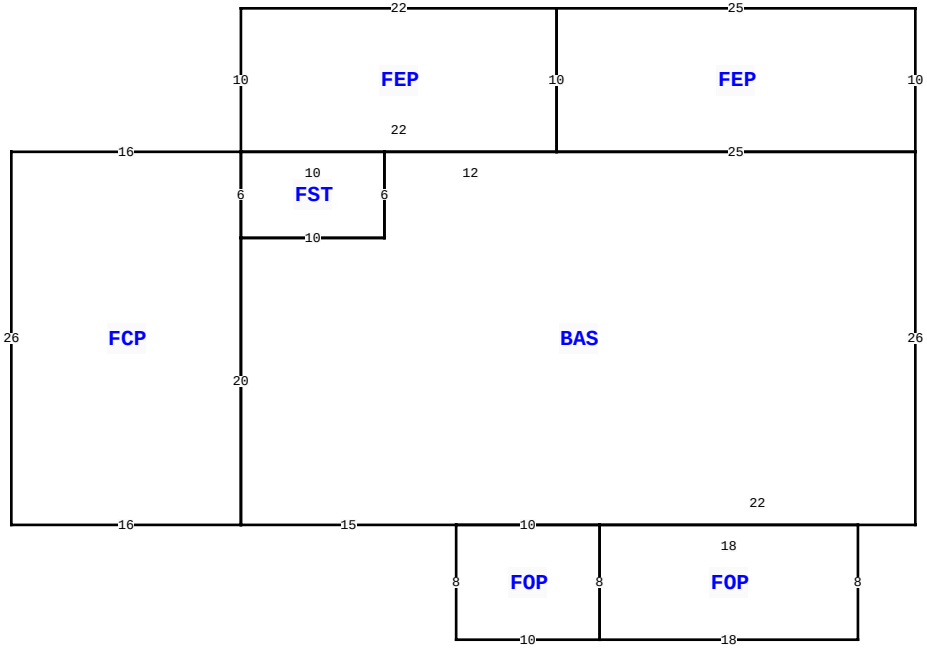
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100		1,162	85,493
FCP	416	25		104	7,652
FEP	220	80		176	12,949
FEP	250	80		200	14,715
FOP	80	30		24	1,766
FOP	144	30		43	3,164
FST	60	55		33	2,428
TOTALS	2,332			1,742	128,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	102.9000	113.19	197,177	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1162 HX Base Yr



958 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		128,165
TOTAL MARKET OB/XF VALUE		9,852
TOTAL LAND VALUE - MARKET		4,680
TOTAL MARKET VALUE		142,697
SOH/AGL Deduction		64,635
ASSESSED VALUE		78,062
TOTAL EXEMPTION VALUE	HX HB WX SX	77,345
BASE TAXABLE VALUE		717
TOTAL JUST VALUE		142,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000033708	Roof Replacement		01/19/2016
27707	M H	537	03/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1734	2/24/2025	LE	U	I	14	100
GRANTOR: DORTCH VELMA LOIS						
GRANTEE: DORTCH VELMA LOIS (						
0810/0254	8/31/1995	WD	Q	V	01	0
GRANTOR: MARY LOIS HERNDON						
GRANTEE: VELMA LOIS DORTCH						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W25 S10 E25$ BAS= W25 FEP= N10 W22 S10 E22$ W12FST= W10 S6 E10 N6$ S6 W10 FCP= N6 W16 S26 E16 N20$ S20 E15 FOP= S8 E10 N8 W10$ E10 FOP= S8 E18 N8 W18$ E22 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0252	LEAN-TO W/	0	100	7	20	140.00	UT	3.00	3.00	60	1993	1993	3	60	252	
3	0251	LEAN TO W/	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,852

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	100		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,680							

REVIEW DATE 03/01/2024 BY JS Total Acres: 1.04 Total Land Value: 4,680 Market: 0 Agricultural: 0 Common: 4,680 PRINTED 11/17/2026 BY SYS