NE1/4 OF NW1/4. ORB 527-010 EX
RD R/W DESC ORB 778-1753

KARANTINOS NICK
945 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2027

09-4S-16-02821-000

BUILDING CHARACTERISTICS

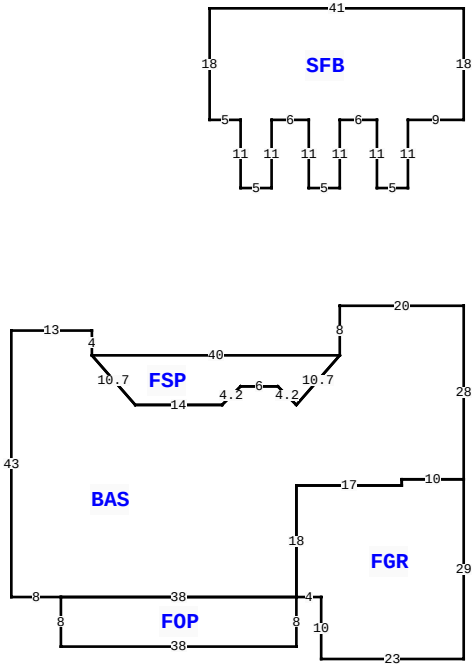
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,326	100		2,326	249,971
FGR	726	55		399	42,880
FOP	304	30		91	9,780
FSP	237	40		95	10,210
SFB	903	80		722	77,593
TOTALS	4,496			3,633	390,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,633	117.7050	129.48	470,401	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 3229 HX Base Yr 2010



945 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		390,433
TOTAL MARKET OB/XF VALUE		11,060
TOTAL LAND VALUE - MARKET		196,300
TOTAL MARKET VALUE		417,206
SOH/AGL Deduction		122,946
ASSESSED VALUE		294,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,849
TOTAL JUST VALUE		597,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26710	SFR	1,172	02/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0527/0010	12/01/1983	WD	Q	I	01	44,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S8 FSP= W40 D8 R7 E14 R3 U3 E6 D3 R3 R7 U8 $ D8 L7 L3 U3 W6 D3 L3 W14 L7 U8 N4 W13 S43 E8 FOP= S8 E38 N8 W38$ E38 FGR= E4 S10 E23 N29 W10 S1 W17 S18$ N18 E17 N1 E10 N28$ PTR= N30 SFB= N18 W41 S18 E5 S11 E5 N11 E6 S11 E5 N11 E6 S11 E5 N11 E9 $ S30$.

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	0040	BARN,POLE	0	100	24	40	1.00	UT	0.00	0.00	100	0	0	3	100	960	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0020	BARN,FR	0	100	24	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 11,060

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.26	AC		1.00	1.00	1.00	280.00	280.00	10,713							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.26	AC		1.00	1.00	1.00	5,000.00	5,000.00	191,300							

REVIEW DATE 01/31/2024 BY KS Total Acres: 39.26 Total Land Value: 15,713 Market: 191,300 Agricultural: 10,713 Common: 5,000 PRINTED 11/17/2026 BY SYS