COMM SW COR OF SE1/4, RUN N
330.50 FT, E 30 FT FOR POB,
RUN N 295.16 FT, E 265.16 FT,

HALTIWANGER LONNIE
1630 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02829-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

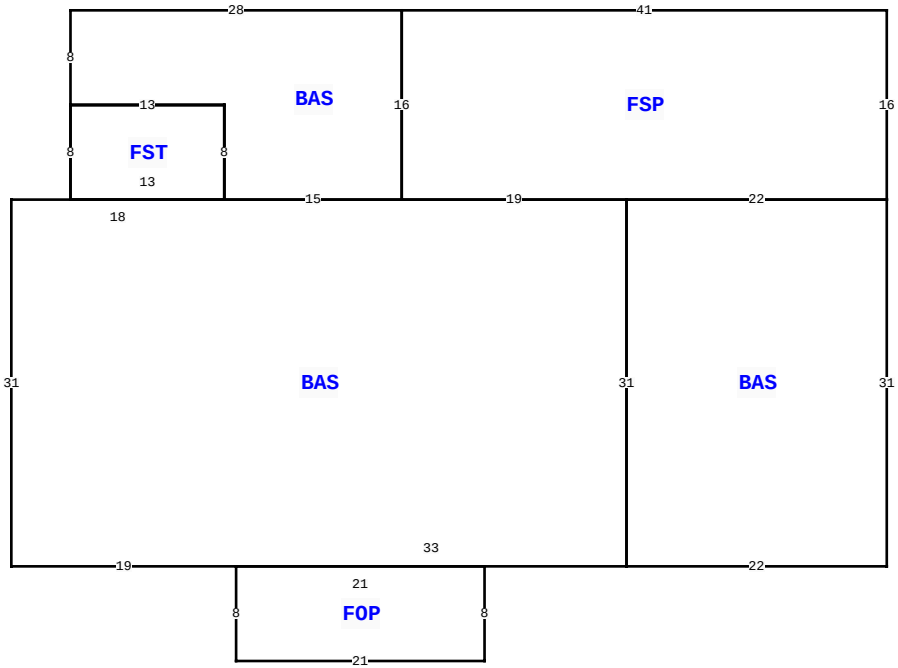
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	344	100		344	28,308
BAS	682	100		682	56,122
BAS	1,612	100		1,612	132,651
FOP	168	30		50	4,115
FSP	656	40		262	21,560
FST	104	55		57	4,690
FST	104	55		57	4,690
TOTALS	3,670			3,064	252,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,064	111.0550	126.60	387,902	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2638 HX Base Yr



1630 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,136
TOTAL MARKET OB/XF VALUE		40,760
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		313,596
SOH/AGL Deduction		168,126
ASSESSED VALUE		145,470
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		89,059
TOTAL JUST VALUE		313,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39092	MAINT/ALTR	0	01/02/2020
21837	POOL ENCL	100	05/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1422	2/20/2013	WD	U	I	11	100

GRANTOR: LONNIE HALTIWANGER

GRANTEE: LONNIE HALTIWANGER

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0282	POOL ENCL	0	100	33	47	1,551.00	UT	15.00	15.00	100	1993	1993	3	40	9,306	
4	0166	CONC,PAVMT	0	100	26	46	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,518	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
7	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2007	2007	3	100	3,000	
8	0294	SHED WOOD/	0	100	20	58	1,160.00	UT	7.50	7.50	100	2007	2007	3	100	8,700	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N16 W28 S8 FST= S8 E13 N8 W13$ E13 S8 E15 $ W15 FST= N8 W13 S8 E13$W18 S31 E19 FOP= S8 E21 N8 W21$ E33 BAS= E22 N31 W22 S31$ N31$ FSP= E22 N16 W41 S16 E19$.

LAND DESCRIPTION

TOTAL OB/XF 40,760

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	1.80	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,700							

REVIEW DATE 01/25/2024 BY KS Total Acres: 1.80 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 05/12/2026 BY SYS