LOTS 1 & 2 HICKORY THICKET S/D &
COR OF SW1/4 OF SE1/4,RUN S 61.4
LOT 1 WOODHAVEN UNIT III, S 762.

CARVER DANIEL JAMES/CARVER HEIDI A
,

2027

09-4S-17-08301-051

BUILDING CHARACTERISTICS

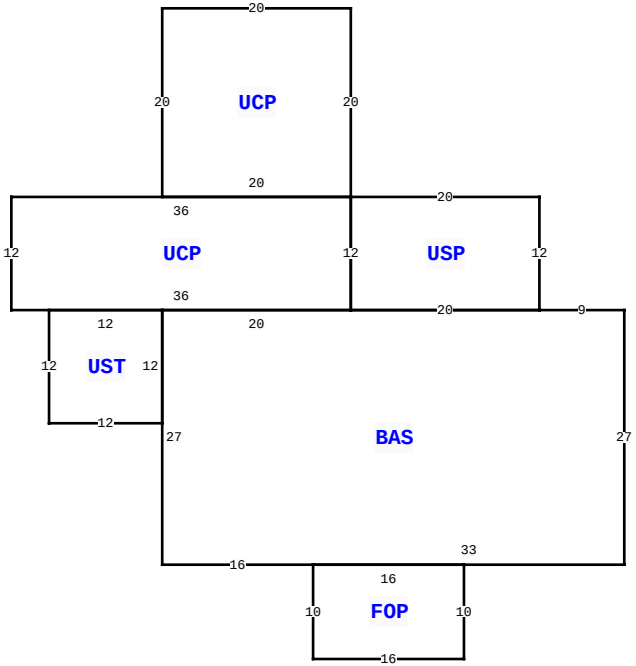
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 06
NEIGHBORHOOD/LOC	9417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	36,800
FOP	160	35		56	1,558
UCP	400	20		80	2,225
UCP	432	20		86	2,392
USP	240	35		84	2,336
UST	144	45		65	1,808
TOTALS	2,699			1,694	47,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,694	115.9000	69.54	117,801	1995	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1323 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

395 SE PIUTE WAY, LAKE CITY

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
2	0166	CONC,PAVMT	0	0	20	20	400.00	UT	1.50	1.50	100	1994	1994	3	100	600	
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,120
TOTAL MARKET OB/XF VALUE	15,900
TOTAL LAND VALUE - MARKET	66,925
TOTAL MARKET VALUE	129,945
SOH/AGL Deduction	0
ASSESSED VALUE	129,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,945
TOTAL JUST VALUE	129,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,945

SALE:12:1: PRCL #08301-52 & 08301-043 COMBINED

SALE:5:1: 4.85 ACRES

BLDG:2:1: PARK MH (FATHER LIVES HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8769	M H	125	08/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1225	10/03/2017	WD	Q	I	01	125,000
GRANTOR: DORIS ROBINSON INDIV						
GRANTEE: DANIEL JAMES CARVER						
1260/2728	9/04/2013	WD	U	I	11	100
GRANTOR: JACK & DORIS ROBINSON						
GRANTEE: DORIS C ROBINSON AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 USP= N12 W20 S12 E20$ W20 UCP= N12 UCP= N20 W20 S20 E20$ W36 S12 E36$ W20 UST= W12 S12 E12 N12$ S27 E16 FOP= S10 E16 N10 W16$ E33 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,900

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	0102	C	SFR/MH	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.97	AC		1.00	1.00	0.80	12,500.00	10,000.00	29,700							
3	9630	C	SWAMP	0		A-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	100.00	100.00	225							

REVIEW DATE 04/11/2017 BY BC Total Acres: 5.92 Total Land Value: 66,925 Market: 0 Agricultural: 0 Common: 66,925 PRINTED 11/17/2026 BY SYS