COMM SW COR OF SEC, RUN NORTH 23
66.48 FT FOR POB CONT E 867.80 F
W 867.92 FT, N 504.32 FT TO POB

CARPENTER PATRICIA ANN/CARPENTER JAMES MADISON
8598 WHEELER RD
MARION, AR 72364

**2027**

**11-4S-17-08319-000**

## BUILDING CHARACTERISTICS

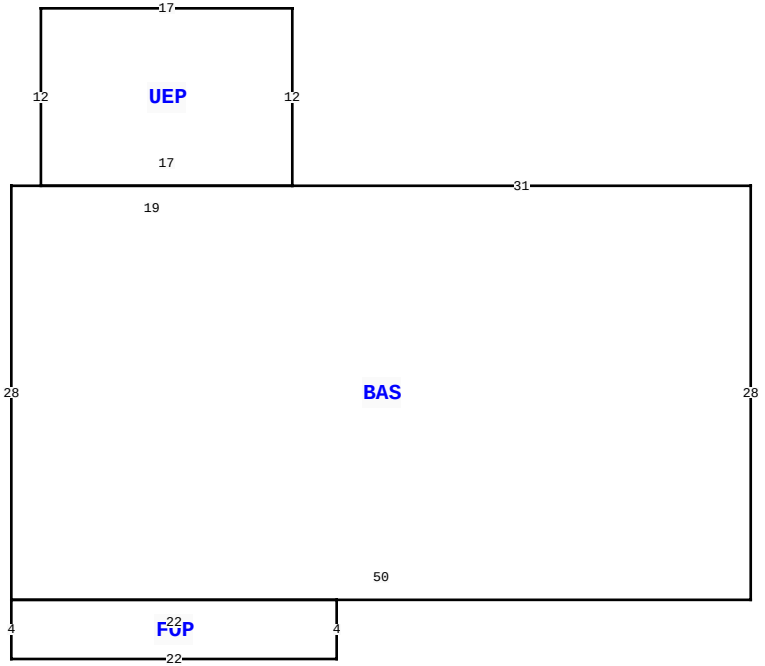
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | | 1,400 | 104,049 |
| FOP | 88 | 30 | | 26 | 1,932 |
| UEP | 204 | 60 | | 122 | 9,067 |
| TOTALS | 1,692 | | | 1,548 | 115,049 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,548 | 103.9500 | 114.34 | 176,998 | 1965 | 1965 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr




2215 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0210 | GARAGE U | 0 | 0 | 24 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,000 | |
| 3 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 115,049 |
| TOTAL MARKET OB/XF VALUE | 2,400 |
| TOTAL LAND VALUE - MARKET | 100,650 |
| TOTAL MARKET VALUE | 148,216 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 148,216 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 148,216 |
| TOTAL JUST VALUE | 218,099 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32926 | TR/TRAILER | 50 | 04/30/2015 |
| 6786 | SFR | 43,000 | 01/27/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/2559 | 11/06/2020 | LE | U | I | 14 | 100 |
| GRANTOR: PATRICIA ANN & JAMES | | | | | | |
| GRANTEE: VALERIE SUZANNE CAR | | | | | | |
| 1423/2557 | 10/29/2020 | QC | U | I | 11 | 100 |
| GRANTOR: PATRICIA ANN | | | | | | |
| GRANTEE: PATRICIA ANN & JAME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 UEP= N12 W17 S12 E17$ W19 S28 FOP= S4 E22 N4 W22$ E50 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 2,400

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 5400 | A | TIMBER 1 | 0 | | A-1 | 0.00 | 0.00 | 6.75 | AC | | 1.00 | 1.00 | 1.00 | 647.00 | 647.00 | 4,367 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.70 | 11,000.00 | 7,700.00 | 15,400 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 6.75 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 74,250 | | | | | | | |

REVIEW DATE 04/12/2017 BY DF Total Acres: 9.75 Total Land Value: 30,767 Market: 74,250 Agricultural: 4,367 Common: 26,400 PRINTED 11/17/2026 BY SYS