NW1/4 OF NW1/4 OF SE1/4 EX 2 ACR
487-778, DC 1558-687, LE 1558-68

CARVER ELVIN V/NORTH MELANIE L
3312 168TH ST
WELLBORN, FL 32094

2027

12-4S-15-00348-004

BUILDING CHARACTERISTICS

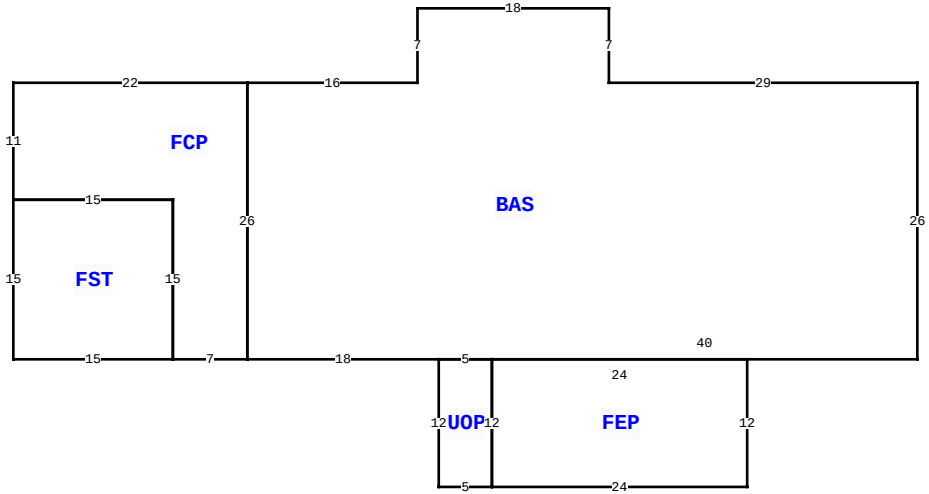
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	48,644
FCP	347	25		87	2,399
FEP	288	85		245	6,756
FST	225	55		124	3,420
UOP	60	25		15	414
TOTALS	2,684			2,235	61,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,235	114.9000	68.94	154,081	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1764 HX Base Yr



689 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,082
TOTAL MARKET OB/XF VALUE		14,300
TOTAL LAND VALUE - MARKET		82,000
TOTAL MARKET VALUE		132,062
SOH/AGL Deduction		45,346
ASSESSED VALUE		86,716
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		61,716
TOTAL JUST VALUE		190,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,382

XFOB:1:1: SUNCREST M H

BLDG:1:1: SUNCREST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13732	REMODEL	60	03/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/688	1/02/2026	LE	U	I	14	100

GRANTOR: CARVER ELVIN S (ENH L

GRANTEE: CARBER ELVIN V (RMD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N7 W18 S7 W16 FCP= W22 S11 FST= S15 E15 N15 W15$E15 S15 E7 N26$ S26 E18 UOP= S12 E5 N12 W5$ E5 FEP= S12 E24 N12 W24$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 14,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 02/02/2024 BY JB Total Acres: 8.00 Total Land Value: 23,680 Market: 60,000 Agricultural: 1,680 Common: 22,000 PRINTED 11/17/2026 BY SYS

NW1/4 OF NW1/4 OF SE1/4 EX 2 ACR
487-778, DC 1558-687, LE 1558-68

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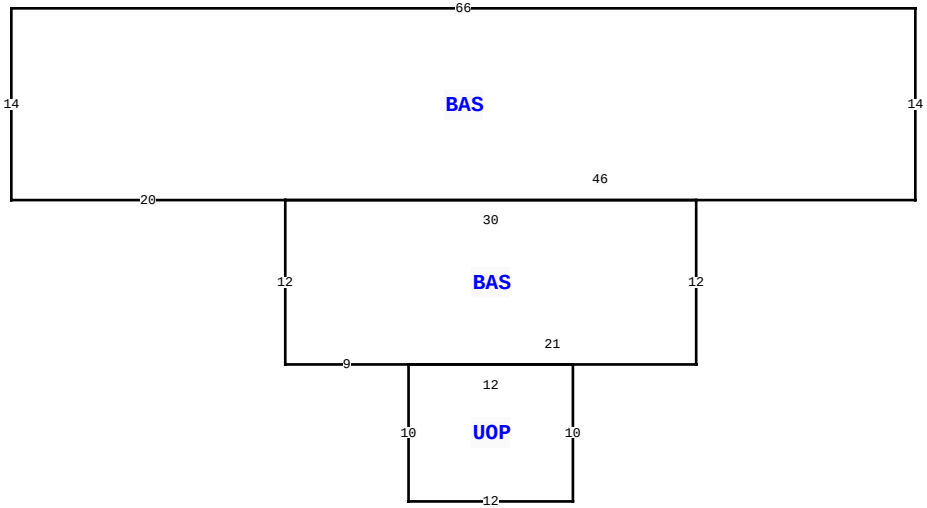
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	8,890
BAS	924	100		924	22,819
UOP	120	25		30	741
TOTALS	1,404			1,314	32,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,314	102.9000	61.74	81,126	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1284 HX Base Yr



689 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1558/688	1/02/2026	LE	U	I	14	100

GRANTOR: CARVER ELVIN S (ENH L

GRANTEE: CARBER ELVIN V (RMD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E20 BAS= S12 E9 UOP= S10 E12 N10 W12 $ E21 N12 W30$ E46 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/02/2024 BY JB Total Acres: 8.00 Total Land Value: 23,680 Market: 60,000 Agricultural: 1,680 Common: 22,000 PRINTED 11/17/2026 BY SYS