

BEG AT NW COR OF W1/2 OF SE 1/4
 FT, S 678.35 FT, W 597.92 FT, S
 W 45 FT, N 1337.02 FT TO POB.

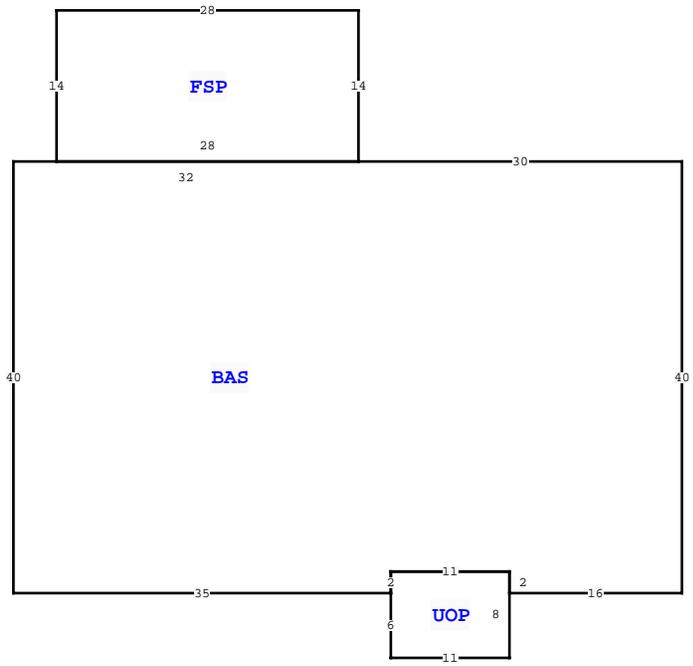
CAMPBELL DARREN/CAMPBELL JENNIFER ANN
 2659 SW CARPENTER RD
 LAKE CITY, FL 32024

2026

13-5S-15-00458-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,458	100	
FSP	392	40	
UOP	88	25	
TOTALS	2,938		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	2,637	114.5000	111.06	292,865	2016	2016	0	0	18.00	82.00		
1 MANUF 2 100% - 2022 Heated Area: 2458 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	240,149			
TOTAL MARKET OB/XF VALUE	23,480			
TOTAL LAND VALUE - MARKET	115,500			
TOTAL MARKET VALUE	294,548			
SOH/AGL Deduction	14,210			
ASSESSED VALUE	280,338			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	228,927			
TOTAL JUST VALUE	379,129			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	374,331			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35585	M H	375	07/31/2017
31902	M H	590	06/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1258	3/12/2021	WD Q	Q	I	01	295,000
GRANTOR: NICKERSON DAVID D						
GRANTEE: CAMPBELL DARREN						
1432/1256	3/11/2021	WD U	U	I	11	100
GRANTOR: NICKERSON DAVID D & J						
GRANTEE: NICKERSON DAVID D						

EXTRA FEATURES																	
L N	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	2014	2014	3	100	1,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0031	BARN, MT AE	0	100	24	40	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,640	
8	0251	LEAN TO W/	0	100	16	40	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,240	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF														23,480			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES													
BAS=[ORIG=0,0] W30 W32 S40 E35 N2 E11 S2 E16 N40 \$													
FSP=[ORIG=-30,0] N14 W28 S14 E28 \$													
UOP=[ORIG=-27,40] S6 E11 N8 W11 S2 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W30 W32 S40 E35 N2 E11 S2 E16 N40 \$													
FSP=[ORIG=-30,0] N14 W28 S14 E28 \$													
UOP=[ORIG=-27,40] S6 E11 N8 W11 S2 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,710							
2	6200	A	PASTURE 3	100					7.89	AC		1.00	1.00	1.00	280.00	280.00	2,209							
3	9910	M	MKT.VAL.AG	100					7.89	AC		1.00	1.00	1.00	11,000.00	11,000.00	86,790							