COMM SE COR OF SEC, RUN N 2699.9
CONT N 641.63 FT, W 1371.04 FT,
642.07 FT, E 1347.24 FT TO POB.

CARTER DAVID R
503 SW MARY TERR
LAKE CITY, FL 32024

2026

14-5S-15-00459-231

BUILDING CHARACTERISTICS

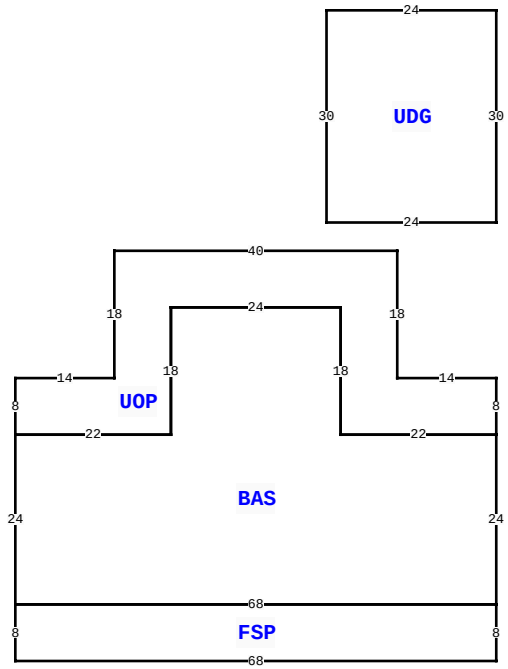
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100		2,064	203,963
FSP	544	40		218	21,543
UDG	720	55		396	39,132
UOP	832	20		166	16,404
TOTALS	4,160			2,844	281,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,844	126.0480	141.17	401,487	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2016 Heated Area: 2064 HX Base Yr 2016



503 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,041
TOTAL MARKET OB/XF VALUE		3,550
TOTAL LAND VALUE - MARKET		170,170
TOTAL MARKET VALUE		454,761
SOH/AGL Deduction		230,556
ASSESSED VALUE		224,205
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,794
TOTAL JUST VALUE		454,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041954	Solar Power Syste	25,361	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1625	12/18/2014	WD	Q	I	01	240,000
GRANTOR: LESLIE DOBBINS AS TRU						
GRANTEE: DAVID R CARTER						
0884/1416	7/14/1999	WD	Q	V	01	1,500
GRANTOR: DAVID A & DONNA F STE						
GRANTEE: PAUL L & VIRGINIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 N18 W24 S18 W22 S24 E68 N24 $
UOP=[ORIG=0,0] N8 W14 N18 W40 S18 W14 S8 E22 N18 E24 S18 E22 $
UDG=[ORIG=0,-30] N30 W24 S30 E24 $
FSP=[ORIG=-68,24] S8 E68 N8 W68 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2013	2013	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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	10.01	AC		1.00	1.00	1.00	8,500.00	8,500.00	85,085							
2	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,500.00	8,500.00	85,085							

REVIEW DATE 07/19/2016 BY DF Total Acres: 20.02 Total Land Value: 170,170 Market: 0 Agricultural: 0 Common: 170,170 PRINTED 06/08/2026 BY SYS