LOT 8 BLOCK C & LOTS 1 THRU 4 BL
OSCEOLA ESTATES S/D.

PAUL GORDON SCOTT/PAUL SHELBY RAE
279 NE CARNATION PL
LAKE CITY, FL 32055

2027

15-3S-18-10284-003

BUILDING CHARACTERISTICS

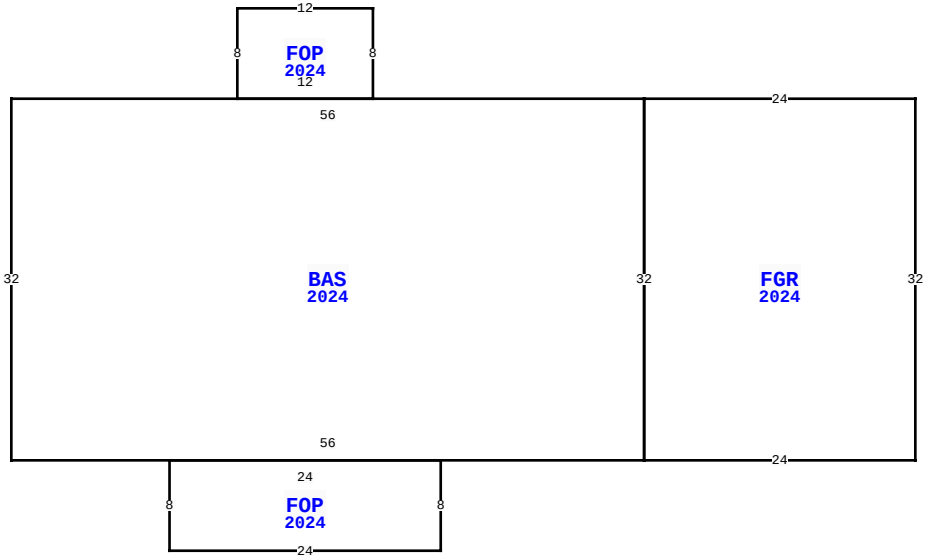
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2024	1,792	186,234
FGR	768	55	2024	422	43,856
FOP	96	30	2024	29	3,014
FOP	192	30	2024	58	6,027
TOTALS	2,848			2,301	239,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	96.9030	106.59	245,264	2023	2023	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 1792 HX Base Yr 2024



279 NE CARNATION PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	50.00	50.00	100	2022	2021		100	50	
2	0130	CLFENCE 5	0	100	0	0	430.00	UT	1.50	1.50	100	2022	2021		100	645	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	125.00	125.00	100	2022	2021		100	125	
5	0297	SHED CONCR	0	100	30	50	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	239,132
TOTAL MARKET OB/XF VALUE	7,020
TOTAL LAND VALUE - MARKET	15,192
TOTAL MARKET VALUE	261,344
SOH/AGL Deduction	10,716
ASSESSED VALUE	250,628
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	199,217
TOTAL JUST VALUE	261,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043912	New Residential C	120,000	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2744	9/14/2026	WD	U	I	11	100
GRANTOR: PAUL GORDON SCOTT						
GRANTEE: PAUL GORDON SCOTT						
1491/2783	6/05/2023	WD	U	V	11	100
GRANTOR: PAUL GORDON S						
GRANTEE: PAUL GORDON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-2,-20] W56 S32 E56 N32 $
FOP=[YR=2024;ORIG=-38,-28] E12 S8 W12 N8 $
FOP=[YR=2024;ORIG=-44,12] E24 S8 W24 N8 $
FGR=[YR=2024;ORIG=-2,-20] E24 S32 W24 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,020

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			0.00	0.00	0.39	AC		1.00	1.00	0.50	10,300.00	5,150.00	2,008							
2	0000	C	VAC RES	100		00	0.00	0.00	1.60	AC		1.00	1.00	0.80	10,300.00	8,240.00	13,184							

REVIEW DATE 01/09/2024 BY TW Total Acres: 1.99 Total Land Value: 15,192 Market: 0 Agricultural: 0 Common: 15,192 PRINTED 11/17/2026 BY SYS