LOTS 7, 8 & 9 BLOCK D OSCEOLA ES
OF LAND 4.59 FT WIDE FROM FOREST
N 01 DG 19' 31" W TO SW COR OF O

WILLIAMS CHRISTOPHER BRAD
286 NE CARNATION PL
LAKE CITY, FL 32055

2027

15-3S-18-10289-000

BUILDING CHARACTERISTICS

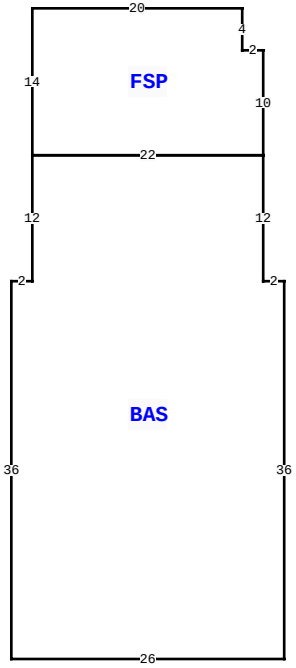
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 05
NEIGHBORHOOD/LOC	19717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	94,652
FSP	300	40		120	9,466
TOTALS	1,500			1,320	104,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	104.3000	114.73	151,444	1971	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr



286 NE CARNATION PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	104,118
TOTAL MARKET OB/XF VALUE	28,681
TOTAL LAND VALUE - MARKET	9,229
TOTAL MARKET VALUE	142,028
SOH/AGL Deduction	0
ASSESSED VALUE	142,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,028
TOTAL JUST VALUE	142,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1034	3/28/2023	WD	Q	I	01	183,500
GRANTOR: KLOSTERMAN KIRK ALLEN						
GRANTEE: WILLIAMS CHRISTOPHE						
1483/773	1/09/2023	TR	U	I	11	100
GRANTOR: KLOSTERMAN KIRK ALLEN						
GRANTEE: KLOSTERMAN KIRK ALL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W2 N4 W20 S14 E22$ BAS= W22 S12 W2 S36 E26 N36 W2 N12$.

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	0166	CONC,PAVMT	0	0	0	0	2,585.00	UT	3.00	3.00	100	1993	1993	3	100	7,755	
2	0210	GARAGE U	0	0	30	26	780.00	UT	18.00	18.00	100	1993	1993	3	100	14,040	
3	0210	GARAGE U	0	0	20	10	200.00	UT	18.00	18.00	100	1993	1993	3	100	3,600	
4	0040	BARN,POLE	0	0	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	508.00	UT	4.50	4.50	100	1993	1993	3	100	2,286	

LAND DESCRIPTION

TOTAL OB/XF 28,681

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		00	0.00	148.00	1.23	AC		1.00	1.00	1.00	7,300.00	7,300.00	8,979							
2	0100	C	SFR	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	250.00	250.00	250							

REVIEW DATE 05/24/2023 BY ME Total Acres: 1.23 Total Land Value: 9,229 Market: 0 Agricultural: 0 Common: 9,229 PRINTED 11/17/2026 BY SYS