W1/2 LOT 36 HI-DRI ACRES UNIT 2.
524-369, 676-685, DC 794-747, PB

CARTER DAVID J
321 SW ORIELE PL
LAKE CITY, FL 32024

2027

15-5S-16-03626-136

BUILDING CHARACTERISTICS

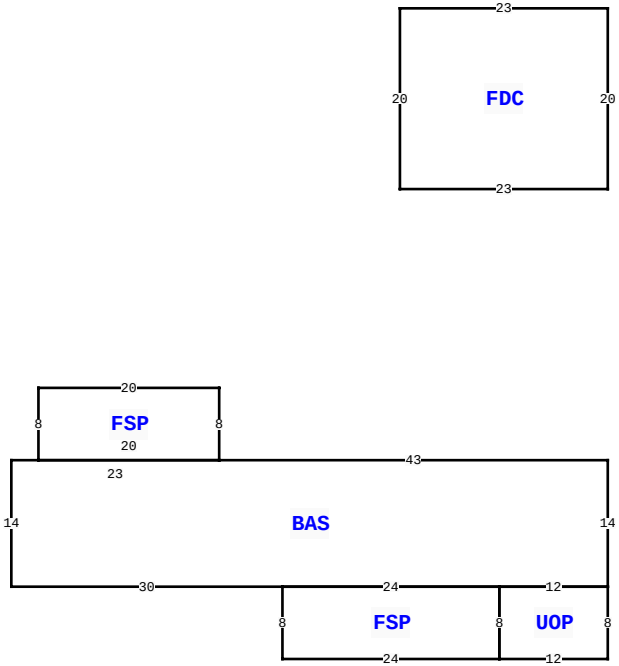
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,706
FDC	460	35		161	4,131
FSP	160	40		64	1,642
FSP	192	40		77	1,976
UOP	96	25		24	616
TOTALS	1,832			1,250	32,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,250	106.9000	64.14	80,175	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



3451 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0120	CLFENCE 4	0	0	0	0	420.00	UT	2.50	2.50	100	1993	1993	3	100	1,050	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,070
TOTAL MARKET OB/XF VALUE	8,050
TOTAL LAND VALUE - MARKET	20,340
TOTAL MARKET VALUE	60,460
SOH/AGL Deduction	10,511
ASSESSED VALUE	49,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,949
TOTAL JUST VALUE	60,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,460

XFOB:1:1: HORTON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2666	5/04/2021	QC	U	I	11	100
GRANTOR: DANNATT JAMES L JR						
GRANTEE: CARTER DAVID J						
0816/0366	12/27/1995	WD	U	I	11	25,000
GRANTOR: PHYLLIS ELAINE BARKER						
GRANTEE: JAMES L JR & CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= N8 W20 S8 E20$W23 S14 E30 FSP= S8 E24 N8 W24$ E24 UOP= S8 E12 N8 W12$ E12 N14$ PTR= N30 FDC= N20 W23 S20 E23$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	0			0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							

REVIEW DATE 02/17/2026 BY KS Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS