COMM NW COR OF E1/2 OF SEC, RUN TO N R/W OF NASH RD FOR POB, RUN 566.46 FT, N 674.24 FT, W W 564.

WEBER DONALD DOUGLAS/WEBER SHEILA CAROLINE
166 NW CARR CT
LAKE CITY, FL 32055

2027

17-3S-16-02162-007

BUILDING CHARACTERISTICS

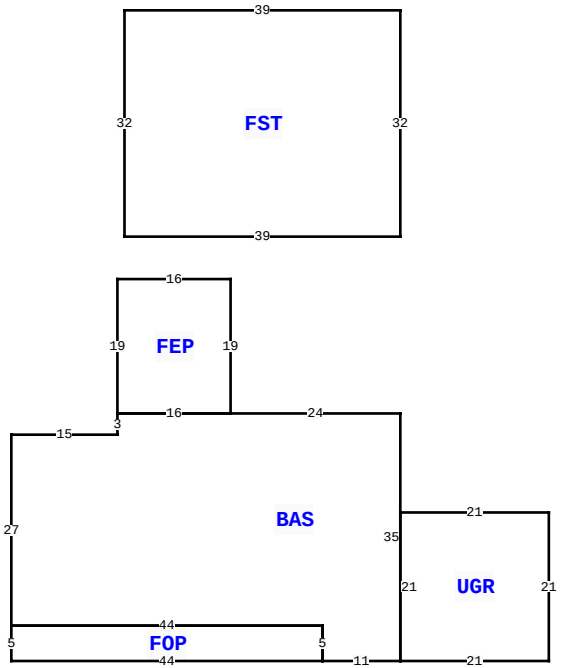
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	129,890
FEP	304	80		243	19,014
FOP	220	30		66	5,164
FST	1,248	55		686	53,678
UGR	441	45		198	15,493
TOTALS	3,873			2,853	223,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,853	109.4357	120.38	343,444	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1660 HX Base Yr 2000



166 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN,MT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1994	1994	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,239
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		90,820
TOTAL MARKET VALUE		318,259
SOH/AGL Deduction		144,829
ASSESSED VALUE		173,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,019
TOTAL JUST VALUE		318,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054579	Roof Replacement	29,600	11/25/2025
28499	MAINT/ALTR	40	04/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2580	2/19/2021	LE	U	I	14	0

GRANTOR: WEBER DONALD D

GRANTEE: WEBER DONALD DOUGLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N19 W16 S19 E16$ W16 S3 W15 S27 FOP= S5 E44 N5 W44$ E44 S5 E11 UGR= E21 N21 W21S21$ N35$ PTR=N25 FST= N32 W39 S32 E39$ S25$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	9.56	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,820							

REVIEW DATE 01/31/2023 BY KS Total Acres: 9.56 Total Land Value: 90,820 Market: 0 Agricultural: 0 Common: 90,820 PRINTED 11/17/2026 BY SYS