COMM NW COR OF E1/2 OF SEC,
RUN E 171.12 FT TO INTERS OF A
FENCE LINE RUNNING IN A S'LY

BELL WILLIAM A II/BELL NAN W
590 NW CARR CT
LAKE CITY, FL 32055-7018

2027

17-3S-16-02162-009

BUILDING CHARACTERISTICS

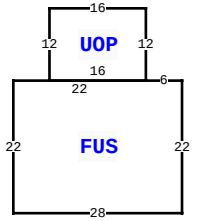
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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 01
NEIGHBORHOOD/LOC	17316.010	1.00/

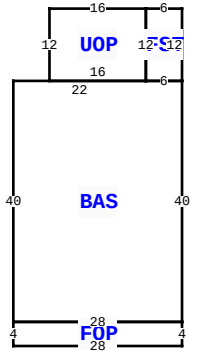
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	90,126
FOP	112	30		34	2,736
FST	72	55		40	3,219
FUS	616	100		616	49,570
UOP	192	20		38	3,058
UOP	192	20		38	3,058
TOTALS	2,304			1,886	151,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	112.5442	123.80	233,487	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1736 HX Base Yr 1997





590 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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		151,767
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		36,300
TOTAL MARKET VALUE		190,067
SOH/AGL Deduction		76,493
ASSESSED VALUE		113,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,163
TOTAL JUST VALUE		190,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/0181	10/25/1996	WD	Q	I		77,500
GRANTOR: WARREN E & PATRICIA N						
GRANTEE: WILLIAM A BELL II &						
0809/1728	8/17/1995	WD	Q	I	03	0
GRANTOR: E W NAIL (A WIDOWER)						
GRANTEE: WARREN E NAIL						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N12 W6 S12 E6$ BAS= W6 UOP= N12 W16 S12 E16$ W22 S40FOP= S4 E28 N4 W28$ E28 N40$PTR=N30 FUS= N22 W6 UOP= N12 W16 S12 E16 $ W22 S22 E28$ S30$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	3.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	36,300							

REVIEW DATE 01/31/2023 BY KS Total Acres: 3.30 Total Land Value: 36,300 Market: 0 Agricultural: 0 Common: 36,300 PRINTED 11/17/2026 BY SYS