COMM NW COR OF E1/2 OF SEC, RUN
TO INTERS OF A FENCE LINE RUNNIN
DIRECTION, RUN S 2027.66 FT FOR

MILLS LORENZO C/MILLS DOREATHA M
626 NW CARR CT
LAKE CITY, FL 32055

2027

17-3S-16-02162-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	1.5	1.5 100
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

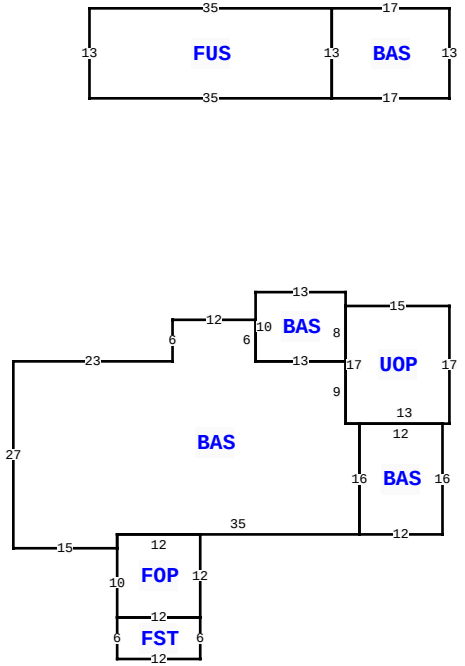
NEIGHBORHOOD/LOC 17316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	9,979
BAS	192	100		192	14,737
BAS	221	100		221	16,964
BAS	1,334	100		1,334	102,396
FOP	144	30		43	3,301
FST	72	55		40	3,071
FUS	455	100		455	34,925
UOP	255	20		51	3,915
TOTALS	2,803			2,466	189,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	107.3520	118.09	291,210	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2332 HX Base Yr



626 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,286
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		69,120
TOTAL MARKET VALUE		265,906
SOH/AGL Deduction		121,643
ASSESSED VALUE		144,263
TOTAL EXEMPTION VALUE	HX HB VP	144,263
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		265,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050584	Roof Replacement	34,230	08/19/2024
32985	ADDN SFR	121	05/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/0484	7/30/1990	WD	Q	I		88,000

GRANTOR: LARRY CHAMBLISS

GRANTEE: LORENZO MILLS

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W15 BAS= N2 W13 S10 E13 N8$ S17 E2BAS= W2 N9 W13 N6 W12 S6 W23 S27 E15 FOP= S10 FST= S6 E12N6 W12$ E12 N12 W12 S2$ N2 E35 BAS= E12 N16W12 S16$ N16$ E13 N17$ PTR=N30BAS= N13 W17 FUS= W35 S13 E35 N13$ S13E17$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	5.76	AC		1.00	1.00	1.00	12,000.00	12,000.00	69,120							

REVIEW DATE 10/28/2024 BY JS Total Acres: 5.76 Total Land Value: 69,120 Market: 0 Agricultural: 0 Common: 69,120 PRINTED 11/17/2026 BY SYS